



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Tuesday, June 17, 2025

6:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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### HYBRID MEETING

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

1. Written Comments: You can send comments on agenda items to [allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)

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

3. Register to Speak or to Answer Questions: If you wish to speak at the hybrid meeting on an agenda item, you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the hybrid meeting. You can participate in-person or virtually.

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

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

### SPEAKING GUIDELINES

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

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

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

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

**Speaking Limit:**

**3 minutes for all items.**

**You must register before your item is considered by the Council.**

**The use of audible cell phone ringers and active use and response to cellular phone technology by the governing body, staff and members of the public is discouraged in the Council Chambers while the Council is in session.**

**ROLL CALL**

**NOTIFIED ABSENCES: None.**

**OPENING REMARKS**

**PRESENTATIONS**

1. [88746](#) Presentation: Make Music Madison

**HONORING RESOLUTIONS**

2. [88742](#) Recognizing and commemorating June 19, 2025, as Juneteenth and Freedom Day in Madison, Wisconsin

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

**Legislative History**

6/11/25 Council Office RECOMMEND TO COUNCIL TO ADOPT

3. [88745](#) Honoring and Celebrating the Life and Work of Former-Alder Joe Clausius

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



Legislative History

6/11/25

Council Office

RECOMMEND TO COUNCIL TO ADOPT

**DISCLOSURES AND RECUSALS**

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

**PRESENTATION OF CONSENT AGENDA**

4. [85930](#) Consent Agenda Document (6/17/25)

Legislative History

10/31/24

Council Office

RECOMMEND TO COUNCIL TO ACCEPT -  
REPORT OF OFFICER

At this time, a consent agenda will be moved with the recommended action listed for each item EXCEPT:

1) Items which have registrants wishing to speak. 2) Items which Alder(s) have separated out for discussion/debate purposes.

**PUBLIC COMMENT**

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

**PUBLIC HEARINGS****REPORT OF PLAN COMMISSION**

5. [88001](#) Amending Section 28.037(2) of the Madison General Ordinances related to SR-C3 District Dimensional Requirements to update Lot Area Requirements.

Sponsors: Derek Field And John P. Guequierre

Attachments: [88001 Body](#)  
[Zoning Text Memo 6-9-25 SR-C3.pdf](#)

Legislative History

4/18/25

Attorney's Office

Referred for Introduction

Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)

5/6/25

COMMON COUNCIL

Refer For Public Hearing to the PLAN  
COMMISSION

6/9/25

PLAN COMMISSION

RECOMMEND TO COUNCIL TO ADOPT -  
PUBLIC HEARING

On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.

6. [88003](#) Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.

**Sponsors:** Derek Field And John P. Guequierre

**Attachments:** [Public Comment 06-04-25.pdf](#)  
[Zoning Text Memo 6-9-25 Conditional Use Alterations.pdf](#)  
[Public Comment 06-08-25.pdf](#)  
[88003 Version 1](#)

**Legislative History**

4/18/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/6/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the ordinance with the following alteration to the text for Section 28.183(9)(b):

- "Where the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."

The motion to recommend approval of a substitute or alternate with the revised language passed by voice vote/other.

7. [88004](#) Amending Subsections within 28.138 of the Madison General Ordinances related to Lakefront Development to update the lakefront setback requirements.

**Sponsors:** Derek Field And John P. Guequierre

**Attachments:** [88004 Body](#)  
[Zoning Text Memo 6-9-25 Lakefront Yard Setback.pdf](#)

**Legislative History**

4/18/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/6/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.

8. [88005](#) Amending Section 28.082(1) of the Madison General Ordinances related to Employment Districts to allow Lodge, Private Club, Reception Hall as a conditional use in Suburban Employment Districts.

**Sponsors:** Derek Field And John P. Guequierre

**Attachments:** [88005 Body](#)  
[Zoning Text Memo 6-9-25 Lodge Private Club Reception Hall in SE.pdf](#)

**Legislative History**

4/18/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/6/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.		

9. [88006](#) Amending the Supplemental Regulations for 'Places of Worship' in Section 28.151 of the Madison General Ordinances related to their vehicular access requirements.

**Sponsors:** Derek Field And John P. Guequierre

**Attachments:** [Zoning Text Memo 6-9-25 Places of Worship Street Classification.pdf](#)

**Legislative History**

4/18/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/6/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
On a motion by Solheim, seconded by Field, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.		

10. [88319](#) Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

**Sponsors:** Yannette Figueroa Cole, Tag Evers, Derek Field And Michael E. Verveer

**Attachments:** [88319 Body](#)  
[Summary of Zoning Code Alcohol-Related Uses and Proposed Changes.pdf](#)  
[Zoning Text Memo 6-9-25 Entertainment Licenses.pdf](#)  
[Public Comment 06-08-25.pdf](#)  
[Public Comment 06-09-25.pdf](#)

**Legislative History**

5/13/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/20/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
On a motion by Solheim, seconded by Glenn, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.		

11. [88325](#) Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial

Corridor-Transitional) District. (District 5)

**Sponsors:** Planning Division

**Attachments:** [733-737 N Meadow Lane.pdf](#)  
[Link to Cond Use File 87881](#)

**Legislative History**

5/13/25	Attorney's Office	Referred for Introduction Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)
5/20/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for zoning map amendments to be met and recommended to Council to adopt the item. The motion passed by voice vote/other, with Alder Field excused.

**END OF PUBLIC HEARINGS**

**PETITIONS AND COMMUNICATIONS**

None received by agenda deadline.

**BUSINESS PRESENTED BY THE MAYOR**

12. [88575](#) Report of the Mayor designating emergency interim successors.
- Legislative History**
- |        |                |   |
|--------|----------------|---|
| 6/2/25 | Mayor's Office | RECOMMEND TO COUNCIL TO ACCEPT -<br>REPORT OF OFFICER |
|--------|----------------|---|
- Accept 6/17/25

**CONFIRMATION HEARINGS**

13. [88487](#) Submitting the appointment of Christof Spieler for confirmation of a five-year term as Director of Transportation.
- Sponsors:** Satya V. Rhodes-Conway
- Attachments:** [Spieler Contract 2025 - Final.pdf](#)
- Legislative History**
- |         |                               |   |
|---------|-------------------------------|---|
| 5/27/25 | Human Resources<br>Department | Referred for Introduction<br>Finance Committee (6/9/25), Common Council (6/17/25) |
| 6/3/25  | COMMON COUNCIL                | Referred to the FINANCE COMMITTEE   |
| 6/9/25  | FINANCE COMMITTEE             | RECOMMEND TO COUNCIL TO ADOPT -<br>REPORT OF OFFICER                              |
14. [88491](#) Submitting the appointment of Chad Ruppel for confirmation of a five-year term as CDA Housing Director.
- Sponsors:** Satya V. Rhodes-Conway

**Attachments:** [Ruppel Contract 2025 - Final.pdf](#)

**Legislative History**

5/27/25	Human Resources Department Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

## APPOINTMENTS

15. [88515](#) Report of the Mayor submitting resident committee appointments (introduction 6-3-2025; action 6-17-2025).

**Legislative History**

5/28/25	Mayor's Office Confirm 6/17/25	Referred for Introduction
6/3/25	COMMON COUNCIL  Confirm 6/17/25	Refer to a future Meeting to Confirm to the COMMON COUNCIL

16. [88741](#) Report of the Mayor submitting resident committee appointments (introduction 6-17-2025; action 7-1-2025).

**Legislative History**

6/11/25	Mayor's Office Confirm 7/1/25 (2/3 Vote)	Referred for Introduction
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## BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

17. [85943](#) Confirming the Madison Common Council meeting formats through September 16, 2025:  
7/1/25 - Hybrid (Virtual & CCB 201)  
7/15/25 - Hybrid (Virtual & CCB 201)  
8/5/25 - Hybrid (Virtual & CCB 201)  
9/2/25 - Hybrid (Virtual & CCB 201)  
9/16/25 - Hybrid (Virtual & CCB 201)

**Legislative History**

10/31/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER
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## REPORTS OF OFFICERS

### REPORT OF BOARD OF PARK COMMISSIONERS

18. [88148](#) Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)

**Sponsors:** John P. Guequierre And Derek Field

**Attachments:** [Merrill Springs View Preservation Easement Amendment \(Final\).pdf](#)  
[050525\\_CC\\_public\\_comments.pdf](#)  
[Merril Springs Easement Public Submittal BPC 05.14.25.pdf](#)

**Legislative History**

4/29/25	Parks Division Board of Park Commissioners (5/14/25), Common Council (5/20/25)	Referred for Introduction
5/6/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
5/14/25	BOARD OF PARK COMMISSIONERS Motion made by Field, seconded by Glenn, to Refer back to Board of Park Commissioners meeting of 6/11/25, Common Council 6/17/25	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER
5/20/25	COMMON COUNCIL	Re-refer to the BOARD OF PARK COMMISSIONERS

**AGENDA NOTE: The recommendation of the lead sponsor is to re-refer to Board of Park Commissioners (8/13/25), Common Council (9/2/25) as Board of Park Commissioners did not consider file 88148 on 6/11/25.**

19. [88451](#) Authorizing the City to Execute the First Amendment to Lease Agreements, Future Easements and a Stormwater Agreement with Dane County Pertaining to Yahara Hills Golf Course and the Future Landfill. (District 16)

**Sponsors:** Sean O'Brien

**Attachments:** [Amended Golf Course and Maintenance Building Lease \(Final\).pdf](#)

**Legislative History**

5/23/25	Parks Division Board of Park Commissioners (6/11/25), Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL Additional referral to Finance Committee	Referred to the BOARD OF PARK COMMISSIONERS
6/3/25	BOARD OF PARK COMMISSIONERS	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	Return to Lead with the Recommendation for Common Council to Adopt to the BOARD OF PARK COMMISSIONERS
6/11/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. [88610](#) Approving Park Commission President Resident Appointments to the Subcommittees of the Board of Park Commissioners

**Legislative History**

6/11/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS
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**REPORT OF BOARD OF PUBLIC WORKS**

21. [88455](#) Accepting the Engineering Division's 2024 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility. (Citywide)
- Sponsors:** John P. Guequierre And Badri Lankella
- Attachments:** [CMAR Madison Sewer Utility.pdf](#)  
[mycmar \(5\\_19\\_25\).pdf](#)
- Legislative History**
- |         |  |   |
|---------|--|---|
| 5/26/25 | Engineering Division<br>Board of Public Works (6/4/25), Common Council (6/17/25) | Referred for Introduction                         |
| 6/3/25  | COMMON COUNCIL   | Referred to the BOARD OF PUBLIC WORKS             |
| 6/4/25  | BOARD OF PUBLIC WORKS  | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
22. [88481](#) Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study (District 3, District 6)
- Sponsors:** Derek Field
- Attachments:** [Door Creek Amendment 3 - Detailed Study Area.pdf](#)
- Legislative History**
- |         |                       |   |
|---------|-----------------------|---|
| 5/27/25 | Engineering Division  | Refer to the BOARD OF PUBLIC WORKS                |
| 6/4/25  | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
23. [88521](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Northeast Regional Pond Repair
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [15427 Northeast Regional Pond Repair.pdf](#)
- Legislative History**
- |         |                       |   |
|---------|-----------------------|---|
| 5/28/25 | Engineering Division  | Refer to the BOARD OF PUBLIC WORKS                |
| 6/4/25  | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
24. [88524](#) Approving plans and specifications for public improvements necessary for the project known as 5001-5013 Femrite Dr and authorizing construction to be undertaken by the Developer, Private Contract No.9667 (District 16)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9667 5001-50013 Femrite Exhibit.pdf](#)
- Legislative History**
- |         |                       |   |
|---------|-----------------------|---|
| 5/28/25 | Engineering Division  | Refer to the BOARD OF PUBLIC WORKS                |
| 6/4/25  | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

25. [88525](#) Awarding Public Works Contract No. 9591, Capital City Trail Box Culvert Replacement (District 6)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9591BidOpeningTab.pdf](#)  
[9591 award.pdf](#)
- Legislative History**
- |         |                       |   |
|---------|-----------------------|---|
| 5/28/25 | Engineering Division  | Refer to the BOARD OF PUBLIC WORKS                |
| 6/4/25  | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
26. [88528](#) Awarding Public Works Contract No.9651, Madison Public Market, Exterior Signage (District 12)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9651BidOpeningTab.pdf](#)  
[9651 award.pdf](#)
- Legislative History**
- |         |                       |   |
|---------|-----------------------|---|
| 5/28/25 | Engineering Division  | Refer to the BOARD OF PUBLIC WORKS                |
| 6/4/25  | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

#### REPORT OF CITY CLERK

27. [86233](#) Report of Operator License Applications June 17, 2025. See attached report for list of operators.
- Attachments:** [new operators.pdf](#)
- Legislative History**
- |          |                |   |
|----------|----------------|---|
| 11/20/24 | Clerk's Office | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |
|----------|----------------|---|

#### REPORT OF DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT

28. [88208](#) Approving a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).
- Sponsors:** Planning Division
- Attachments:** [CSM Application.pdf](#)  
[Letter of Intent.pdf](#)  
[Proposed CSM.pdf](#)  
[CSM Approval Letter.pdf](#)
- Legislative History**
- |         |   |  |
|---------|---|--|
| 5/5/25  | Planning Division<br>Common Council (6/17/25) | Referred for Introduction                                |
| 5/20/25 | COMMON COUNCIL                                | Refer to a future Meeting to Adopt to the COMMON COUNCIL |



Adopt 6/17/25

6/11/25

Department of Planning and  
Community and Economic  
Development

RECOMMEND TO COUNCIL TO ADOPT -  
REPORT OF OFFICER

The proposed Certified Survey Map has been administratively approved as allowed by  
MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff  
recommends adoption of the resolution.

## REPORT OF FINANCE COMMITTEE

29. [88351](#)

Amending the 2025 Economic Development Division Capital Budget by transferring \$550,000 from Land Banking (Project #12640) to TID #51 (Project #99011) for the purpose of funding small business development programs (District 14).

**Sponsors:** Isadore Knox Jr. And Tag Evers

**Legislative History**

5/15/25

Economic Development  
Division

Referred for Introduction

Finance Committee (6/9/25), Common Council (6/17/25)

6/3/25

COMMON COUNCIL

Referred to the FINANCE COMMITTEE

6/9/25

FINANCE COMMITTEE

RECOMMEND TO COUNCIL TO ADOPT  
(15 VOTES REQUIRED) - REPORT OF  
OFFICER

30. [88358](#)

Approving a loan of up to \$400,000 to Eastmorland Community Center, or an affiliate LLC, from the Community Facilities Loan Program to help finance the construction of a new community center to be located at 3565 Tulane Avenue and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 15).

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

**Attachments:** [Eastmorland Community Center CFL App Combined.pdf](#)

**Legislative History**

5/15/25

Community Development  
Division

Referred for Introduction

Finance Committee (6/9/25), Common Council (6/17/25)

6/3/25

COMMON COUNCIL

Referred to the FINANCE COMMITTEE

6/9/25

FINANCE COMMITTEE

RECOMMEND TO COUNCIL TO ADOPT -  
REPORT OF OFFICER

31. [88429](#)

Authorizing a non-competitive selection contract between the City of Madison and UKG Inc. for the initial 5-year term for the UKG Pro Subscription Services Support and Maintenance and Professional Services Contract to migrate to the cloud.

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

**Attachments:** [UKG Non-compete.pdf](#)

**Legislative History**

5/22/25	Department of Information Technology Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

**32. [88454](#)**

Authorizing the Mayor and City Clerk to execute a Purchase of Services contract with Reed Hilderbrand LLC Landscape Architecture for consultant services for the completion of a comprehensive master plan for Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15)

**Sponsors:** Sabrina V. Madison, Derek Field, Yannette Figueroa Cole And Dina Nina Martinez-Rutherford

**Legislative History**

5/23/25	Parks Division Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

**33. [88495](#)**

Authorizing the Mayor and City Clerk to enter into a one (1) year, competitively selected service contract with the option for one (1) additional one (1) year term with Galls, LLC for the uniform management program for Fire and Police.

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

**Legislative History**

5/28/25	Finance Department Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

**34. [88501](#)**

Amending Resolution 11-00919 regarding a TIF Loan to GI Clinic, LLC to authorize the execution of a PILOT Agreement. (District 19)

**Sponsors:** John P. Guequierre

**Legislative History**

5/28/25	Attorney's Office Finance Committee (6/9/25), Common Council (6/17/25)	Referred for Introduction
6/3/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/9/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

**REPORT OF LANDMARKS COMMISSION****35. [88383](#)**

Amending Sections of Chapter 41 and associated references in Chapters 1, 28, and 31 of the Madison General Ordinances related to historic landmark buildings to update definitions and amend guidelines.

**Sponsors:** John W. Duncan

**Attachments:** [88383 Body](#)

[Link to File 88167 - Discussion of Proposed Historic Preservation Ordinance Te:](#)  
[88383 - STAFF MEMO 6-16-25](#)

**Legislative History**

5/19/25	Attorney's Office	Referred for Introduction
	Landmarks Commission (6/16/25), Common Council (6/17/25)	
6/3/25	COMMON COUNCIL	Referred to the LANDMARKS COMMISSION

**AGENDA NOTE: A recommendation will be made from the floor as Landmarks Commission meets 6/16/25.**

**REPORT OF PLAN COMMISSION**

36. [83477](#) SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

**Sponsors:** Planning Division

**Attachments:** [Old Sauk Road Rezoning Decision and Order.pdf](#)  
[OCA Memo Old Sauk Road Remand June 11 2025.pdf](#)  
[L24-1685 CAO CommonCouncilMeeting 6.18.24 mmc240618\\_1.pdf](#)  
[Staff Comments\\_06-10-24\\_Highlighted.pdf](#)  
[6610-6706 Old Sauk Road](#)  
[Public Comment 05-30-24](#)  
[Public Comments June 2024.pdf](#)  
[Link to Demo File 82950](#)  
[Link to Cond Use File 82972](#)  
[Link to CSM File 82979](#)  
[83477 Version 1](#)  
[Public Comments 06-10-24 POST 3PM.pdf](#)  
[Final Comments to Common Council - June 18 2024 2.pdf](#)  
[Comments on the 20240610 PC Meeting.pdf](#)  
[061424-061824 CC public comments.pdf](#)  
[061824 CC public comments.pdf](#)  
[062424 CC public comments.pdf](#)  
[062524-070124 CC public comments.pdf](#)  
[Public Comment 07-05-24.pdf](#)  
[070924-071624 CC public comments.pdf](#)  
[Disposition Letter](#)

**Legislative History**

5/14/24	Attorney's Office	Referred for Introduction
	Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)	

5/21/24	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
6/10/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
<p>On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.</p> <p>In recommending approval of the zoning map amendment, members of the Plan Commission stated that they found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan, citing that the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre and in up to four-story buildings in the Low Medium Residential (LMR) category are met at this site. In particular, members cited that it was "very unique" for there to be a nearly four-acre site in this area, which allows the proposed building to have significant setbacks and a lower height, and for the massing of the proposed building to be broken into smaller sections. The fencing of the site and the approximately 37 unit per acre density of the building were also noted as contributing to the finding of consistency. It was further noted that there are other multi-family developments of a similar scale nearby, that there are no significant natural features present that would prevent the development from proceeding, and that the stormwater planning for the site so far is "above and beyond" and will continue to be reviewed by the City at a detailed level as the project proceeds. Regarding proximity to services, members also noted the frequency of transit service and access to parks and schools, as well as access to retail in the larger area at Hilldale and near the Beltline.</p>		
6/18/24	COMMON COUNCIL	Refer to the COMMON COUNCIL
6/18/24	COMMON COUNCIL	Adopt and Close the Public Hearing

**AGENDA NOTE: This item is before the Council due to an order of the Dane County Circuit Court remanding the Council's June 18, 2024 decision for additional consideration. Consistent with the court remand, no new public comment (written or verbal) will be taken, as it could be considered new evidence contrary to the court action.**

37. [88207](#) Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

**Sponsors:** Planning Division

**Attachments:** [Locator Maps.pdf](#)  
[CSM Application.pdf](#)  
[Letter of Intent.pdf](#)  
[Proposed CSM.pdf](#)  
[Link to Cond Use ID 88201](#)

**Legislative History**

5/5/25	Planning Division	Referred for Introduction
	Plan Commission (6/9/25), Common Council (6/17/25)	
5/20/25	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/9/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for land divisions to be met and recommended to Council to adopt the certified

survey map subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

**REPORT OF RISK MANAGER**

38. [88356](#) R. O'Connell - Vehicle Damage - \$500.00  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
39. [88375](#) W. Jones - Vehicle Damage - \$1,012.80  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
40. [88382](#) M C Reisdorf - Property Damage - \$500.00  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
41. [88435](#) H. Scheuers - Property Damage - \$272.19  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
42. [88438](#) A. Rajendra - Vehicle Damage - \$186.00  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
43. [88444](#) J. Steuer - Property Damage - \$28,900.00  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
44. [88459](#) T. King - Vehicle Damage - \$2,734.51  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER

45. [88462](#) M. Virgin - Vehicle Damage - \$159.52  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER
46. [88494](#) E. Ewoldt - Vehicle Damage - \$10,000.00  
Legislative History  
6/3/25 COMMON COUNCIL Referred to the Risk Manager  
6/10/25 Risk Manager RECOMMEND TO COUNCIL TO DISALLOW  
- REPORT OF OFFICER

## ITEMS REFERRED TO THIS MEETING

### RESOLUTIONS

47. [88485](#) Naming Octavia Ikard as Madison's 2025-26 Youth Poet Laureate.  
Sponsors: Dina Nina Martinez-Rutherford  
Legislative History  
5/27/25 Planning Division Referred for Introduction  
Common Council (6/17/25)  
6/3/25 COMMON COUNCIL Refer to a future Meeting to Adopt to the  
COMMON COUNCIL  
Adopt 6/17/25
48. [88486](#) Approving a public art feature, *Huura Šgaach* by Nipinet Landsem and Caitlin Newago, at the Madison Public Market and authorizing the Planning Division Director to sign any necessary contracts, agreements, and other documents to implement the project (District 12).  
Sponsors: Julia Matthews And Dina Nina Martinez-Rutherford  
Attachments: [Landsem Newago Proposal 2025-5-22.pdf](#)  
Legislative History  
5/27/25 Planning Division Referred for Introduction  
Common Council (6/17/25)  
6/3/25 COMMON COUNCIL Refer to a future Meeting to Adopt to the  
COMMON COUNCIL  
Adopt 6/17/25
49. [88569](#) Repudiating Racial and Discriminatory Covenants in Madison Property Records.  
Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Derek Field, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Michael E. Verveer, Regina M. Vidaver And Bill Tishler  
Legislative History  
6/2/25 Attorney's Office Referred for Introduction  
Common Council (6/17/25)

6/3/25

COMMON COUNCIL

Refer to a future Meeting to Adopt to the  
COMMON COUNCIL

Adopt 6/17/2025

**INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE****ORDINANCES**

50. [88717](#) Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)
- Sponsors:** Planning Division
- Attachments:** [60 White Oaks Lane.pdf](#)
- Legislative History**
- 6/10/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/7/25), Common Council (7/15/25)
51. [88718](#) Creating Section 28.022-00721 of the Madison General Ordinances to change the zoning of property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00722 to approve a Specific Implementation Plan. (District 15)
- Sponsors:** Planning Division
- Attachments:** [3565 Tulane Avenue.pdf](#)
- Legislative History**
- 6/10/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/28/25), Common Council (8/5/25)
52. [88719](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)
- Sponsors:** Planning Division
- Attachments:** [1802-1804 Roth Street.pdf](#)
- Legislative History**
- 6/10/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/28/25), Common Council (8/5/25)
53. [88735](#) Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
- Sponsors:** Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz And Michael E. Verveer
- Legislative History**

6/11/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

54. [88736](#) Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

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

**Attachments:** [88736 Body](#)

**Legislative History**

6/11/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

55. [88737](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

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

**Attachments:** [88737 Body](#)

**Legislative History**

6/11/25 Attorney's Office Referred for Introduction  
Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

56. [88744](#) Amending Section 38.05(3)(f) of the Madison General Ordinances to replace the word "church" with "place of worship" for the purpose of alcohol licensing distance restrictions.

**Sponsors:** Regina M. Vidaver

**Legislative History**

6/11/25 Attorney's Office Referred for Introduction  
Alcohol License Review Committee (7/16/25), Common Council (8/5/25)

## RESOLUTIONS

57. [88557](#) Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

**Sponsors:** Planning Division

**Attachments:** [Application.pdf](#)  
[Letter of Intent.pdf](#)  
[Proposed CSM.pdf](#)



**Legislative History**

5/30/25                      Planning Division                      Referred for Introduction  
Plan Commission (7/7/25), Common Council (7/15/25)

58.      [88558](#)                      Approving a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive (District 18).

**Sponsors:**                      Planning Division  
**Attachments:**                      [CSM Application.pdf](#)  
   [Letter of Intent.pdf](#)  
   [Proposed CSM.pdf](#)

**Legislative History**

5/30/25                      Planning Division                      Referred for Introduction  
Plan Commission (7/7/25), Common Council (7/15/25)

59.      [88559](#)                      Approving a Certified Survey Map of property owned by Common Grace, LLC located at 3565 Tulane Avenue (District 15).

**Sponsors:**                      Planning Division  
**Attachments:**                      [CSM Application.pdf](#)  
   [Letter of Intent.pdf](#)  
   [Proposed CSM.pdf](#)

**Legislative History**

5/30/25                      Planning Division                      Referred for Introduction  
Plan Commission (7/28/25), Common Council (8/5/25)

60.      [88568](#)                      Approving a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive (District 17).

**Sponsors:**                      Planning Division  
**Attachments:**                      [CSM Application.pdf](#)  
   [Letter of Intent.pdf](#)  
   [Proposed CSM.pdf](#)

**Legislative History**

6/2/25                      Planning Division                      Referred for Introduction  
Plan Commission (7/7/25), Common Council (7/15/25)

61.      [88618](#)                      Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year 2025.

**Sponsors:**                      Sabrina V. Madison, Satya V. Rhodes-Conway, Michael E. Verveer And Derek Field

**Legislative History**

6/4/25                      Metro Transit                      Referred for Introduction  
Finance Committee (6/23/25), Common Council (7/1/25)

62.      [88619](#)                      Authorizing the Mayor and the City Clerk to enter into an agreement with Dane

County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2025.

**Sponsors:** Sabrina V. Madison, Satya V. Rhodes-Conway, Michael E. Verveer And Derek Field

**Legislative History**

6/4/25 Metro Transit Referred for Introduction  
Finance Committee (6/23/25), Common Council (7/1/25)

63. [88627](#)

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2025.

**Sponsors:** Sabrina V. Madison, Michael E. Verveer, Satya V. Rhodes-Conway And Derek Field

**Legislative History**

6/4/25 Metro Transit Referred for Introduction  
Finance Committee (6/23/25), Common Council (7/1/25)

64. [88676](#)

Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610. (District 9)

**Sponsors:** Joann Pritchett

**Attachments:** [5992-10-19-4.02 Plat Sheet.pdf](#)  
[5992-10-19 Title Sheet.pdf](#)  
[RES-25-00237 File ID 87610 2025-4-15.pdf](#)  
[070823 vicinity map.pdf](#)

**Legislative History**

6/11/25 Engineering Division Referred for Introduction  
Board of Public Works (6/18/25), Plan Commission (6/23/25), Common Council (7/1/25)

65. [88724](#)

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

**Sponsors:** Tag Evers

**Attachments:** [TID 42 Legal Description.pdf](#)  
[12933 TID 42 2025 Project Plan Amendment -FINAL 6-5-2025.pdf](#)

**Legislative History**

6/10/25 Economic Development Referred for Introduction  
Division  
Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/23)

66. [88725](#)

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

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

**Attachments:** [TID 45 Legal Description.pdf](#)  
[13153 TID 45 2025 Project Plan Amendment - FINAL 6-5-2025.pdf](#)

**Legislative History**

6/10/25      Economic Development      Referred for Introduction  
 Division  
 Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)

67. [88726](#)      Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)
- Sponsors:**      Tag Evers, Michael E. Verveer And Satya V. Rhodes-Conway
- Attachments:**      [TID 48 Legal Description.pdf](#)  
[13154 TID 48 Regent St 2025 Project Plan Amendment FINAL 6-5-2025.pdf](#)

**Legislative History**

6/10/25      Economic Development      Referred for Introduction  
 Division  
 Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)

68. [88727](#)      Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)
- Sponsors:**      Michael E. Verveer, Davy Mayer And Will Ochowicz
- Attachments:**      [13122 TID 53 2025 Amendment Project Plan FINAL 6-5-2025.pdf](#)  
[TID 53 Legal Description.pdf](#)

**Legislative History**

6/10/25      Economic Development      Referred for Introduction  
 Division  
 Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)

69. [88728](#)      Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)
- Sponsors:**      Dina Nina Martinez-Rutherford And Satya V. Rhodes-Conway
- Attachments:**      [13043 TID 55 2025 Creation Project Plan v2.pdf](#)  
[TID 55 Legal Description.pdf](#)

**Legislative History**

6/10/25      Economic Development      Referred for Introduction  
 Division  
 Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)

70. [88733](#)      Recreate the vacant position #775 of 1.0 FTE Program Assistant 1 in CG 20, Range 11 as a 1.0 FTE Administrative Services Supervisor position in CG 18, Range 06.
- Sponsors:**      Director of Human Resources
- Attachments:**      [Finance Committee Memo - Finance Program Assistant 1 DRAFT.pdf](#)

**Legislative History**

6/10/25      Human Resources      Referred for Introduction  
 Department  
 Finance Committee (6/23/25), Common Council (7/1/25)

71. [88734](#)      BY TITLE ONLY: Approving the Ready for Reuse Loan Agreements between

the City of Madison and Wisconsin Department of Natural Resources (WDNR), between the City of Madison and Conway at Huxley, LLC, and between the City of Madison and Roth Street I Limited Partnership, and Roth Street II Limited Partnership for the purpose of assisting in the remediation of contaminated soil at Huxley Yards (in and around 905 Huxley St, 1003 Huxley St, and 1846 Commercial Ave), and amending the 2025 Economic Development Division Operating Budget to accept and loan the funds. (District 12)

**Sponsors:** Julia Matthews And Satya V. Rhodes-Conway

**Legislative History**

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (6/23/25), Common Council (7/1/25)	

## PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

### CLAIMS - REFER TO RISK MANAGER

- 72. [88531](#) D. Dodah - Unknown Damages - \$100,000,000,000.00
- 73. [88564](#) E. Mays - Property - \$2,000.00
- 74. [88567](#) T. Everson - Vehicle Damage - \$2,827.51
- 75. [88640](#) Subro Claims for Geico - Vehicle Damage - \$1,865.80
- 76. [88652](#) T. Hayer - Vehicle Damage - \$600.00
- 77. [88715](#) J. Mills - Property Damage - \$177.19

### ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

### ADJOURNMENT



# City of Madison

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

## Master

**File Number: 88746**

**File ID:** 88746

**File Type:** Presentation

**Status:** Presentation

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/11/2025

**File Name:**

**Final Action:**

**Title:** Presentation: Make Music Madison

**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:
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### Text of Legislative File 88746

#### Title

Presentation: Make Music Madison



# City of Madison

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

## Master

**File Number: 88742**

**File ID:** 88742

**File Type:** Resolution

**Status:** Honoring  
Resolution

**Version:** 1

**Reference:**

**Controlling Body:** Council Office

**File Created Date :** 06/11/2025

**File Name:** Juneteenth 2025

**Final Action:**

**Title:** Recognizing and commemorating June 19, 2025, as Juneteenth and Freedom Day in Madison, Wisconsin

### Notes:

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

**Effective Date:**

### Attachments:

**Author:** Ald. Barbara Harrington-McKinney

**Entered by:** imatthias@cityofmadison.com

**Enactment Number:**

**Hearing Date:**

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	06/11/2025	RECOMMEND TO COUNCIL TO ADOPT				
<b>Action Text:</b> This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

### Text of Legislative File 88742

#### Fiscal Note

No City appropriation required.

#### Title

Recognizing and commemorating June 19, 2025, as Juneteenth and Freedom Day in Madison, Wisconsin

#### Body

WHEREAS, June 19, 2025, marks the 160th commemoration of Juneteenth; and,

WHEREAS, June 19 or Juneteenth, is Freedom Day; and,

WHEREAS, this day not only celebrates freedom but honors and punctuates the quest for the civil liberty of freedom; and,

WHEREAS, Juneteenth, at its genesis, symbolically commemorates the end of slavery in America, and the beginning of the road to freedom for Black people, which is foundational to freedom for all; and,

WHEREAS, a contradiction existed between the American ideals of liberty and equality; and,

WHEREAS, in 1865, after the Civil War, the institution of slavery remained in effect with many citizens choosing to ignore the Emancipation Proclamation, an executive order that was signed into law nearly two and a half years prior, which declared the end of slavery; and,

WHEREAS, the plantation owners, business owners who owned enslaved people forced by birth and/or captivity as unpaid laborers and involuntary servants in an involuntary system of slavery from birth to death for generations, worked to resist and defy the Emancipation Proclamation; and,

WHEREAS, on June 19, 1865, under the direction of the United States Government, led by General Gordon Granger, the United States Colored Troops (numbers 29 and 31), and a cavalry of 1,800 plus troops arrived in Galveston, Texas, the last city in the United States to receive formal news; and,

WHEREAS, the troops, who were charged with enforcement of the Emancipation Proclamation, advised the community as a whole that all are free and that they had been freed by the Proclamation two and a half years prior and that, under the ratification of the 13th Amendment, slavery and involuntary servitude was unconstitutional and was banned in all United States territories; and,

WHEREAS, symbolically, America gained its independence on the Fourth of July, but, symbolically, all of its people gained their freedom on Juneteenth; and,

WHEREAS, as such, Juneteenth observations and celebrations started in Texas in 1865; and,

WHEREAS, in 1989, the greater Madison community first started formally celebrating Juneteenth; and,

WHEREAS, the City of Madison first recognized Juneteenth as a City holiday in 2021; and,

WHEREAS, in 2021, Juneteenth became the 11th federal holiday in the United States; and,

WHEREAS, from a historical context, it is recognized that the path to Juneteenth becoming the 11th federal holiday has foundational roots connected directly to Madison and Milwaukee; and,

WHEREAS, Juneteenth symbolizes a path towards several of everyday freedoms we often take for granted, such as the freedom to vote, the freedom of religion, the freedom to travel, the freedom to dress yourself and be yourself, the freedom to do business and be in business, and the freedom to seek and receive healthcare, among others; and,

WHEREAS, Juneteenth further symbolizes the right or freedom for all to get an education, to marry who you want, to serve in the military, to defend yourself, and to be protected in the criminal justice system, though many of these same freedoms are being fought for, challenged, and tested to this day; and,

WHEREAS, the Emancipation Proclamation and the eventual ratification of the Thirteenth Amendment nullified violations of freedom such as the Fugitive Slave Clause in the United States Constitution, which had required that an enslaved person who escaped to another state be returned to their enslaver; and,

WHEREAS, the Thirteenth Amendment prohibited slavery and involuntary servitude, and the Fourteenth Amendment granted equal protection under the law and prohibited the State from depriving life, liberty, and property of any person without due process; and,

WHEREAS, despite these legal protections granted to United States citizens, a legacy of racial inequality can be found in today's criminal justice system through mass incarceration, racially biased capital punishment, excessive and disproportionate sentencing, and police violence; and,

WHEREAS, in Wisconsin, there are approximately 23,500 people currently incarcerated and another 63,000 people currently on probation or parole; and,

WHEREAS, as of October 2021, one out of 36 Black Wisconsinites were in prison, the highest Black incarceration rate in the nation, with Black Wisconsinites 12 times more likely to be incarcerated than white people; and,

WHEREAS, while Juneteenth symbolizes a number of freedoms and rights, including rights granted for protection within the criminal justice system, there is substantial progress that still needs to be made to create a just and equitable society;

NOW, THEREFORE, BE IT RESOLVED that the City of Madison and the Madison Common Council recognize that Juneteenth is Freedom Day, which stands as a marker of freedom for all in the United States and provides time to honor those who have worked in community to commit to engage in actions and initiatives promoting freedom, including the never-ending work of social justice.

BE IT FURTHER RESOLVED that the official Juneteenth flag was raised on June 3, 2025, which represents a new beginning and all Americans who cherish and stand for freedom and the promises that lay ahead when we stand for, fight for, recognize, and honor the struggle it



has taken to gain freedom for all.

BE IT FINALLY RESOLVED that the Madison Common Council and Mayor recognize and commemorate June 19, 2025, as Juneteenth and Freedom Day in Madison.



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 88745**

**File ID:** 88745

**File Type:** Resolution

**Status:** Honoring  
Resolution

**Version:** 1

**Reference:**

**Controlling Body:** Council Office

**File Created Date :** 06/11/2025

**File Name:** Honoring and celebrating the life and work of  
former-Alder Joe Clausius.

**Final Action:**

**Title:** Honoring and Celebrating the Life and Work of Former-Alder Joe Clausius

### Notes:

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

**Effective Date:**

### Attachments:

**Author:** Ald. Sabrina Madison

**Entered by:** imatthias@cityofmadison.com

**Enactment Number:**

**Hearing Date:**

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	06/11/2025	RECOMMEND TO COUNCIL TO ADOPT				
<b>Action Text:</b> This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

### Text of Legislative File 88745

#### Fiscal Note

No City appropriation required.

#### Title

Honoring and Celebrating the Life and Work of Former-Alder Joe Clausius

#### Body

WHEREAS, former-Alder Joe Clausius passed away on June 1, 2025, at the age of 78; and,

WHEREAS, former-Alder Clausius studied political science at the University of

Wisconsin-Platteville, before becoming a lobbyist and underwriter at American Family Insurance until his retirement in 2004; and,

WHEREAS, after retirement, he decided to serve as an alder in District 17 - first being elected to the Madison Common Council on April 3, 2007, and serving until 2015; and,

WHEREAS, during his tenure, former-Alder Clausius served on the Affirmative Action Commission, Board of Estimates, Board of Park Commissioners, Central Park Design and Implementation Task Force, Committee on Employee Relations, Garver Feed Mill Criteria and Selection Committee, Long Range Planning Subcommittee, Madison Parks Foundation Board, Payment in Lieu of Taxes (PILOT) Task Force and the South Capitol District Planning Committee; and,

WHEREAS, former-Alder Clausius worked on District 17 issues related to economic development and job creation with the construction of 2 new hospitals; UW East Hospital and the Madison Rehabilitation Hospital, the opening of Wilde East Towne Honda, Madison's first minority owned new car dealership, and bringing the Hy-Vee Grocery Store to the east side, turning a blighted area on East Washington Avenue into a neighborhood shopping and gathering place; and,

WHEREAS, former-Alder Clausius supported several rebuilding and improvements on the east side for residents convenience and safety; resolving water quality issues at both Well 15 and Well 29, constructing the East Towne traffic roundabout and improving north Lien Road, installing permanent electronic speed boards at both Sandburg and Hawthorne School crossings, and the creation of the Bartillon Drive extension to Madison College and the airport; and,

WHEREAS, former-Alder Clausius fully supported the construction of the new splash pad at Reindahl Park for east side residents (and his 9 grandchildren) and worked to establish the Madison Parks Foundation to preserve the City's outstanding parks system for future generations; and,

WHEREAS, since leaving the Common Council, former-Alder Clausius continued to be involved with the City of Madison, as he served on the Board of Public Works from 2017 until his passing; and,

WHEREAS, he also was the Vice Chair of Madison Parks Foundation and was a supporter of the Reindahl Park Splash Pad, Warner Park Community Recreation Center, Madison Skateboarding Park, and Imagination Center at Reindahl Park; and,

WHEREAS, his dedication to his community could further be seen through his involvement as the Vice President of the Clarendon Hills Homeowners Association, a volunteer coordinator for the Madison Concerts on the Square, and a member of the Dane County Youth Commission; and,

WHEREAS, prior to serving Madison, former-Alder Clausius also served for eight years as a City of Sun Prairie alder, laying the foundation for his lifelong public service; and,

WHEREAS, he had a strong sense of community involvement, often saying: "being active in your community is not only rewarding but also an obligation;" and,

WHEREAS, former-Alder Clausius was known as a generous mentor to fellow council members, always willing to offer guidance and support to those entering public service; and,

WHEREAS, former-Alder Clausius worked to make his community a better and safer place for all and reliably did this work with a joyful energy and grateful heart; and,

WHEREAS, former-Alder Joe Clausius, through his hard work and dedication, faithfully and with honor served the City of Madison;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Madison Common Council honor and celebrate the life and work of former-Alder Joe Clausius.



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 85930**

**File ID:** 85930

**File Type:** Report

**Status:** Consent Agenda

**Version:** 1

**Reference:**

**Controlling Body:** Council Office

**File Created Date :** 10/31/2024

**File Name:** Consent Agenda Document (6/17/25)

**Final Action:**

**Title:** Consent Agenda Document (6/17/25)

**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	10/31/2024	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				
<b>Action Text:</b> This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER							

### Text of Legislative File 85930

Title

Consent Agenda Document (6/17/25)



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 88001**

**File ID:** 88001

**File Type:** Ordinance

**Status:** Council Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN COMMISSION

**File Created Date :** 04/18/2025

**File Name:** SR-C3 Lot Area Front Setback

**Final Action:**

**Title:** Amending Section 28.037(2) of the Madison General Ordinances related to SR-C3 District Dimensional Requirements to update Lot Area Requirements.

**Notes:** 6956SRC3LotArea

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:** 88001 Body, Zoning Text Memo 6-9-25 SR-C3.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.						

## Text of Legislative File 88001

### Fiscal Note

No City appropriation required.

### Title

Amending Section 28.037(2) of the Madison General Ordinances related to SR-C3 District

Dimensional Requirements to update Lot Area Requirements.

**Body**

DRAFTER'S ANALYSIS: This proposed code changes amends MGO Sec. 28.037, dimensional requirements in the Suburban Residential - Consistent District 3 (SR-C3). The first change aligns the minimum lot areas required for one- and two-family dwellings. The second fixes a code mistake that increased the front yard setback for single-family detached dwellings. This change returns it to twenty-five (25) feet, consistent with the rest of the front yard setback allowances.

\*\*\*\*\*

**Please see Legistar File No. 88001 Body in Attachments.**

## Legistar File No. 88001 Body

DRAFTER'S ANALYSIS: This proposed code changes amends MGO Sec. 28.037, dimensional requirements in the Suburban Residential - Consistent District 3 (SR-C3). The first change aligns the minimum lot areas required for one- and two-family dwellings. The second fixes a code mistake that increased the front yard setback for single-family detached dwellings. This change returns it to twenty-five (25) feet, consistent with the rest of the front yard setback allowances.

\*\*\*\*\*

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

1. Table entitled "SR-C3 District" of 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:

SR-C3 District				
	Single-family detached	Two-family Two-unit	Two-family—Twin	Nonresidential
Lot Area (sq. ft.)	6,000	<del>8,000</del> 6,000	<del>4,000</del> 3,000/d.u.	6,000
Front Yard Setback	<del>30</del> 25	25	25	25





PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88001](#) (SR-C3 Lot Area Front Setback)

**Prepared By:** Zoning and Planning Staff

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[88001](#) – Staff discovered that the front yard setback requirement for the SR-C3 was inadvertently changed to 30 feet with the [zoning code housing package](#) that Common Council passed in February 2025. It was not an underlined change considered by Plan Commission or Council but, because the number in the table was different from the previous number, a correction is needed to change the front yard setback back to its previous 25 feet.

Additionally, similar to previous zoning code changes under Legistar [84329](#) and [78690](#), this change provides consistency in minimum lot area for single family and two family homes within the SR-C3 district.

Staff supports this amendment.



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 88003**

**File ID:** 88003

**File Type:** Ordinance

**Status:** Council Public Hearing

**Version:** 2

**Reference:**

**Controlling Body:** PLAN COMMISSION

**File Created Date :** 04/18/2025

**File Name:** Conditional Use Alteration Clarification

**Final Action:**

**Title:** SUBSTITUTE: Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.

**Notes:** 6840ExtensionCU

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:** Public Comment 06-04-25.pdf, Zoning Text Memo 6-9-25 Conditional Use Alterations.pdf, Public Comment 06-08-25.pdf, 88003 Version 1

**Enactment Number:**

**Author:** Kate Smith

**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	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the ordinance with the following alteration to the text for Section 28.183(9)(b):						
	- "Where the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."						
	The motion to recommend approval of a substitute or alternate with the revised language passed by voice						

## Text of Legislative File 88003

### Fiscal Note

No City appropriation required.

### Title

SUBSTITUTE: Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.

### Body

DRAFTER'S ANALYSIS: This proposed change to MGO Sec. 28.183(9)(b) makes the code language clear that conditional uses that are approved for alterations are also eligible for extensions.

The SUBSTITUTE reflects the adopted recommendation from the June 9, 2025 Plan Commission meeting.

\*\*\*\*\*

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

1. Subdivision (b) of Subsection (9) entitled "Scope of Approval" of Section 28.183 entitled "Conditional Uses" of the Madison General Ordinances is amended as follows:

- "(b) ~~Where the plans have not been altered from the Plan Commission's approval, are compatible with the concept approved by the Plan Commission and the standards in sub. (6) above and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.~~ Where the conditional use has expired, the Director of Planning and Community and Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."

Plan Commission  
Meeting of June 9, 2025  
Legistar 88003

The Drafter's Analysis claims the proposal makes "clear that conditional uses that are approved for alterations are also eligible for extensions." It does more than that – it can be interpreted to invest staff with authority to approve major alterations that currently can only be approved by Plan Commission.

MGO 28.183(8), Alterations, provides:

No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the standards in sub. (6), above. If the alderperson of the district and the Director of Planning and Community and Economic Development do not agree that a request for minor alteration should be approved, then the request for minor alteration shall be decided by the Plan Commission ...

While the proposed extension language tracks the minor alteration language of sub. (8), the proposed language is not limited to minor alterations. A CU could expire, the developer could ask for major alterations, those alterations could be approved by staff and then the CU extended for one year.

Further, extensions do not require Alder approval. During the 2-year validity period of a CU, the Alder must approve any minor alteration to a CU. An extension after CU expiration only requires consultation with the Alder, not approval. Thus, minor alterations or additions could be approved by staff prior to the granting of an extension without any Alder approval.

The same requirements should apply to a CU during the 2-year validity period and the 1-year extension period and to any gap between the validity period and the extension being granted. This could be accomplished using language such as:

"Where the plans have not been altered from the Plan Commission's approval, other than minor alterations approved under sub. (8) above, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."

This language would accomplish the intent as stated in the drafter's analysis:

- (1) Major alterations approved by Plan Commission would come under "plans have not been altered from the Plan Commission's approval."
- (2) Minor alterations would come under the new language.
- (3) If a developer was seeking minor alteration approval in conjunction with an extension, the extension could be approved and then the minor alteration could be approved by staff (assuming Alder approval).

Ordinance language should be clear – it should not depend upon staff processes or explanation.

Respectfully Submitted,  
Linda Lehnertz



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88003](#) (Conditional Use Alteration Clarification)

**Prepared By:** Zoning and Planning Staff

---

[88003](#) – This code change clarifies that conditional uses that have an approved minor alteration are eligible for conditional use approval extensions. The code currently doesn't allow an extension for conditional uses that had received approval of a minor alteration. Staff was unable to think of a project where this has been an obstacle before, but it could potentially be in the future, so a clarification is needed.

Staff supports this amendment.

# M E M O R A N D U M

**Date:** June 8, 2025

**To:** City of Madison Plan Commission

**From:** Alex Saloutos

**Re:** Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language, Legistar [88003](#)

This memo addresses an important issue regarding the proposed changes listed as item 4 on your June 9 agenda. This change could inadvertently grant staff authority to approve minor alterations without explicit alder approval after a CUP expires, contrary to MGO 28.183(8). This memo suggests a clear, simplified alternative that accomplishes the drafter's goal while maintaining the current process for approval of minor alterations.

## Factual Background

Section 28.183 of the Madison General Ordinances addresses two distinct processes for conditional use permits: 1) approval of minor alterations, which is covered in MGO 28.183(8), and 2) administrative approval of extensions, which is covered in MGO 28.183(9)(b) and this legislation proposes to change.

MGO 28.183(8) requires that minor alterations are approved by both the Director of Planning and Community and Economic Development ("Director") and the district alder, and if both do not agree, the matter is referred to the Plan Commission for approval:

No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the standards in sub. (6), above. If the alderperson of the district and the Director of Planning and Community and Economic Development do not agree that a request for minor alteration should be approved, then the request for minor alteration shall be decided by the Plan Commission after payment of the applicable minor alteration to a conditional use fee in Sec. 28.206, MGO.

This section also defines minor alterations as alterations compatible with the concept approved by the Plan Commission and the standards in sub. (6).

Currently MGO 28.183(9)(b) allows the Director, after consultation with the alderperson, to approve an extension if the original plans remain unchanged from Plan Commission approval:

Where the plans have *not been altered* [emphasis added] from the Plan Commission's approval and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.

The proposed changes to MGO 28.183(9)(b) would allow the Director to approve extensions when plans have been altered after Plan Commission approval, provided the alterations remain compatible with the original concept and standards in sub. (6):

Where the plans are compatible with the concept approved by the Plan Commission and the standards in sub. (6) above and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.

The drafter's analysis of this change states, "This proposed change to MGO Sec. 28.183(9)(b) makes the code language clear that conditional uses that are approved for alterations are also eligible for extensions."

### **Discussion and Analysis**

I concur that the Director should be able to approve extensions if there have been minor alterations. However, the proposed language creates ambiguity about the approval of minor alterations after a CUP has expired. If minor alterations are made after the CUP expires, the proposed language appears to inadvertently authorize the Director to approve them without the approval of the alder, contrary to the requirements in MGO 28.183(8). The proposed language only requires the Director to "consult" with the alder on the approval of an extension for a CUP with minor alterations after it has expired. Combining language about approving CUP extensions with minor alterations after expiration creates confusion. In summary, changes to MGO 28.183(9)(b) must not create confusion or ambiguity about the approval of minor alterations.

### **Recommendation for Alternative Language**

To accomplish the drafter's goal and maintain the current process for approval of minor alterations, I recommend simplifying the language in MGO 28.183(9)(b):

Where the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.

This revision clearly authorizes the Director to approve extensions for CUPs, including those with minor alterations, while preserving the existing requirement of alder approval for minor alterations and avoiding potential ambiguity.

Thank you for considering my comments.



# City of Madison

City of Madison  
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## Master

**File Number: 88003**

**File ID:** 88003

**File Type:** Ordinance

**Status:** Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**File Created Date :** 04/18/2025

**File Name:** Conditional Use Alteration Clarification

**Final Action:**

**Title:** Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.

**Notes:** 6840ExtensionCU

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** kate Smith

**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	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION			Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						

## Text of Legislative File 88003

### Fiscal Note

No City appropriation required.

### Title

Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.

### Body

DRAFTER'S ANALYSIS: This proposed change to MGO Sec. 28.183(9)(b) makes the code language clear that conditional uses that are approved for alterations are also eligible for extensions.

\*\*\*\*\*

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



1. Subdivision (b) of Subsection (9) entitled "Scope of Approval" of Section 28.183 entitled "Conditional Uses" of the Madison General Ordinances is amended as follows:

- "(b) Where the plans ~~have not been altered from the Plan Commission's approval,~~ are compatible with the concept approved by the Plan Commission and the standards in sub. (6) above and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 88004**

**File ID:** 88004

**File Type:** Ordinance

**Status:** Council Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN COMMISSION

**File Created Date :** 04/18/2025

**File Name:** Updates to Lakefront Setback Requirements

**Final Action:**

**Title:** Amending Subsections within 28.138 of the Madison General Ordinances related to Lakefront Development to update the lakefront setback requirements.

**Notes:** 6954LakefrontSetback

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:** 88004 Body, Zoning Text Memo 6-9-25 Lakefront Yard Setback.pdf

**Enactment Number:**

**Author:** Kate Smith

**Hearing Date:**

**Entered by:** mglaeser@cityofmadison.com

**Published Date:**

## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.						

## Text of Legislative File 88004

### Fiscal Note

No City appropriation required.

### Title

Amending Subsections within 28.138 of the Madison General Ordinances related to Lakefront

Development to update the lakefront setback requirements.

**Body**

DRAFTER'S ANALYSIS: This proposed change amends the setback requirements in MGO Sec. 28.138(4)(a) "Lakefront Development." This code change adds a 75' minimum lakefront setback in cases where there is no other principal structure within 300'. It also removes using lot depth to determine the minimum required lakefront setback, which has impacted deep lots. The purpose of lakefront setbacks is to have consistent setbacks along the yard that abuts the lake, which is maintained in this code change.

\*\*\*\*\*

**Please see Legistar File No. 88004 Body in Attachments.**

## Legistar File No. 88004 Body

DRAFTER'S ANALYSIS: This proposed change amends the setback requirements in MGO Sec. 28.138(4)(a) "Lakefront Development." This code change adds a 75' minimum lakefront setback in cases where there is no other principal structure within 300'. It also removes using lot depth to determine the minimum required lakefront setback, which has impacted deep lots. The purpose of lakefront setbacks is to have consistent setbacks along the yard that abuts the lake, which is maintained in this code change.

\*\*\*\*\*

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

1. Subdivision (a) entitled "Lakefront Yard Setback" of Subsection (4) entitled "Lakefront Zoning Lots Where the Principal Use is One (1) or Two (2) Family Residential" of Section 28.138 entitled "Lakefront Development" of the Madison General Ordinances is amended as follows:

- "(a) Lakefront Yard Setback. The yard that abuts the lake shall be referred to as the "lakefront yard." The minimum depth of the lakefront yard setback from the Ordinary High Water Mark shall be calculated using one of ~~three (3)~~ four (4) following methods, provided that in no case shall principal buildings be located closer to the OHWM than twenty-five (25) feet.
1. The average setback of the principal building on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another; or
  2. If the subject property only abuts one developed lot, the setback of the existing principal residential structure on that abutting lot; or
  3. The median setback of the principal building on the five (5) developed lots or three hundred (300) feet on either side, ~~(whichever is less), or thirty percent (30%) of lot depth, whichever number is greater~~ (see illustration).
  4. If none of the three (3) methods above apply, the minimum lakefront yard setback is seventy-five (75) feet.

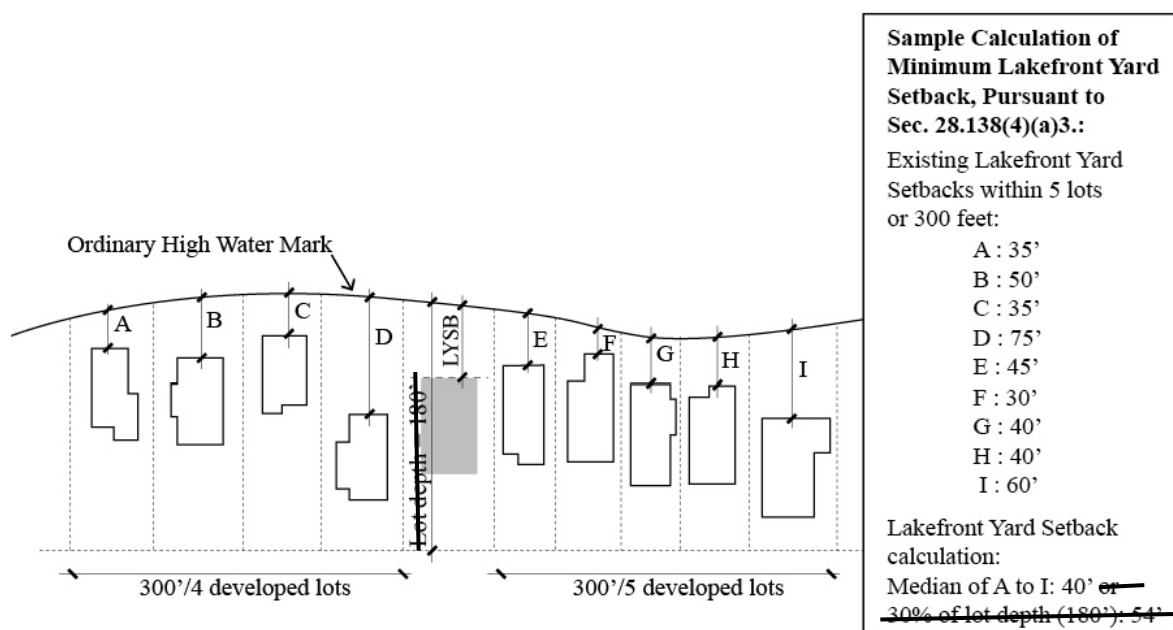


Figure I4: Lakefront Yard Setback."

2. Subdivision (b) of Subsection (5) entitled "Lakefront Zoning Lots Where the Principal Use is Other Than One (1) or Two (2) Family Residential or Public Park Land." of Section 28.138 entitled "Lakefront Development" of the Madison General Ordinances is amended as follows:

- "(b) The minimum setback from the OHWM shall be calculated using one of the following ~~two (2)~~ three (3) methods, provided that in no case shall a new principal building be located closer to the OHWM than seventy-five (75) feet.
1. The average setback of the principal buildings on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another; or
  2. The median setback of the principal building on the five (5) developed lots or three hundred (300) feet on either side, whichever is less, ~~or thirty percent (30%) of lot depth, whichever number is greater.~~
  3. If neither of the two (2) methods above apply, the minimum lakefront yard setback is seventy-five (75) feet."



### PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88004](#) (Updates to Lakefront Setback Requirements)

**Prepared By:** Zoning and Planning Staff

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[88004](#) –This code change adds a 75’ minimum lakefront yard setback in cases where there is no other principal structure within 300’. It also removes using lot depth as a method to determine the minimum required lakefront yard setback.

The lakefront yard setback establishes the minimum distance structures and improvements must be from the Ordinary High Water Mark (OHWM). The purpose of lakefront yard setbacks is to align buildings along lakefronts, preventing blocking of views and a “race to the lake.” Therefore, the code includes several ways to set the required minimum setback from the lake for a particular property, primarily based on the lakefront setback of buildings on surrounding properties, whether on adjoining lots or on lots on either side within 300’ or five lots, whichever is less. The last method is based on lot depth.

It is rare that a lakefront property would have no buildings within 300 feet. However, there are a few larger institutionally owned properties where this is the case. Because these properties are so large, the existing lot depth method in the code would lead to a requirement for a very large required lakefront yard setback. Staff believes that in these cases requiring a 75’ lakefront yard setback would result in a reasonable lakefront yard setback. Seventy-five feet also matches the non-residential standard that is currently in the code, that in no case a new principal building shall be located closer to the OHWM than 75 feet.

Additionally, the lot depth method is proposed to be removed from the code because staff has found that this unfairly penalizes deep lots. The purpose of the lakefront yard setback is to have consistent setbacks along the lake, and other buildings’ placement, rather than lot depth, is the best method to achieve this.

Staff supports this amendment.



# City of Madison

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

## Master

**File Number: 88005**

**File ID:** 88005

**File Type:** Ordinance

**Status:** Council Public  
Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**File Created Date :** 04/18/2025

**File Name:** Lodge as Conditional Use in Suburban Employment  
Districts

**Final Action:**

**Title:** Amending Section 28.082(1) of the Madison General Ordinances related to  
Employment Districts to allow Lodge, Private Club, Reception Hall as a  
conditional use in Suburban Employment Districts.

**Notes:** 6944SuburbanEmploymentLodge

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:** 88005 Body, Zoning Text Memo 6-9-25 Lodge  
Private Club Reception Hall in SE.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.						

### Text of Legislative File 88005

#### Fiscal Note

No City appropriation required.

**Title**

Amending Section 28.082(1) of the Madison General Ordinances related to Employment Districts to allow Lodge, Private Club, Reception Hall as a conditional use in Suburban Employment Districts.

**Body**

DRAFTER'S ANALYSIS: This proposed code change amends Table 28F-1 and makes "Lodge, private club, reception hall" a conditional use in the SE (Suburban Employment) District.

\*\*\*\*\*

**Please see Legistar File No. 88005 Body in Attachments.**



**Legistar File No. 88005 Body**

DRAFTER'S ANALYSIS: This proposed code change amends Table 28F-1 and makes "Lodge, private club, reception hall" a conditional use in the SE (Suburban Employment) District.

\*\*\*\*\*

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

1. Table within Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

<b>"Employment Districts</b>							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations Sec. 28.151
<b>Commercial Recreation, Entertainment and Lodging</b>							
Art Center	P	P	P	P			
Health/sports club	P	P	P	P	P		
Hotel, inn, motel	C	C	C	C			
Indoor recreation	C	C	C	C	C		
Lodge, private club, reception hall	C	<u>C</u>	C	C	C		Y
Outdoor recreation	C	C	C	C	C	C	Y
Theater, Assembly Hall, Concert Hall	C	C	C	C			
Tourist rooming house	P	P	P	P			Y"

## PLANNING DIVISION STAFF REPORT

June 9, 2025



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88005](#) (Lodge, Private Club, Reception Hall as Conditional Uses in Suburban Employment Districts)

**Prepared By:** Zoning and Planning Staff

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[88005](#) – This code change adds the lodge, private club, and reception hall uses as allowed conditional uses within the Suburban Employment (SE) district. These uses are allowed conditional uses in all other employment districts so this change will bring the SE district in alignment with other districts in the same zoning district group.

Staff supports this amendment.



# City of Madison

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

## Master

**File Number: 88006**

**File ID:** 88006

**File Type:** Ordinance

**Status:** Council Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN COMMISSION

**File Created Date :** 04/18/2025

**File Name:** Places of Worship Seating Capacity

**Final Action:**

**Title:** Amending the Supplemental Regulations for 'Places of Worship' in Section 28.151 of the Madison General Ordinances related to their vehicular access requirements.

**Notes:** 6941PlaceWorshipApplicability

**Sponsors:** Derek Field And John P. Guequierre

**Effective Date:**

**Attachments:** Zoning Text Memo 6-9-25 Places of Worship Street Classification.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	04/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/06/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Solheim, seconded by Field, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.						

## Text of Legislative File 88006

### Fiscal Note

No City appropriation required.

### Title

Amending the Supplemental Regulations for 'Places of Worship' in Section 28.151 of the Madison General Ordinances related to their vehicular access requirements.

**Body**

DRAFTER'S ANALYSIS: This proposed code change amends the Supplemental Regulations (MGO Sec. 28.151) for "Places of Worship" to include a minimum seating capacity size for the sanctuary or main activity area of a new facility in order for it to be required to have vehicular access to a collector or higher classification street.

\*\*\*\*\*

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

1. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

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) 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) 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.

**Editor's Note-**

**Title:** Amending the ~~definition of Supplemental Regulations for 'Place~~ Places of Worship' in Section 28.151 of the Madison General Ordinances related to their vehicular access requirements.

**Drafter's Analysis:** ~~This proposed code change amends the Supplemental Regulations (MGO Sec. 28.151) for "Places of Worship" to include a minimum seating capacity size for the sanctuary or main activity area of a new facility in order for it to be required to have vehicular access to a collector or higher classification street.~~ Newly built places of worship within a predominantly residential or mixed-use areas are required to have vehicular access to a collector or higher classification street. The intent was to limit potential traffic impacts from a place of worship. However, staff has found that this prevents redevelopments which include smaller of places of worship when their current site does not have frontage on a collector or higher classified street.

Changing this provision so that it only applies to places of worship with a seating capacity of greater than 600 persons in the sanctuary or main activity area will allow development that includes smaller places of worship on local classified streets while maintaining the vehicular access requirement on places of worship which could have more significant traffic impacts.



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88006](#) (Places of Worship Street Classification)

**Prepared By:** Zoning and Planning Staff

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[88006](#) – Newly built places of worship within a predominantly residential or mixed-use areas are required to have vehicular access to a collector or higher classification street. The intent was to limit potential traffic impacts from a place of worship. However, staff has found that this prevents redevelopments which include smaller of places of worship when their current site does not have frontage on a collector or higher classified street.

Changing this provision so that it only applies to places of worship with a seating capacity of greater than 600 persons in the sanctuary or main activity area will allow development that includes smaller places of worship on local classified streets while maintaining the vehicular access requirement on places of worship which could have more significant traffic impacts.

Staff supports this amendment.



# City of Madison

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

## Master

**File Number: 88319**

**File ID:** 88319

**File Type:** Ordinance

**Status:** Council Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN COMMISSION

**File Created Date :** 05/13/2025

**File Name:** Entertainment License Nightclub Code Change

**Final Action:**

**Title:** Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

**Notes:** 6883RestaurantNightclubTDM

**Sponsors:** Yannette Figueroa Cole, Tag Evers, Derek Field And Michael E. Verveer

**Effective Date:**

**Attachments:** 88319 Body, Summary of Zoning Code Alcohol-Related Uses and Proposed Changes.pdf, Zoning Text Memo 6-9-25 Entertainment Licenses.pdf, Public Comment 06-08-25.pdf, Public Comment 06-09-25.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	05/13/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/20/2025	Refer For Public Hearing	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Solheim, seconded by Glenn, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.						

## Text of Legislative File 88319

**Fiscal Note**

No City appropriation required.

**Title**

Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

**Body**

DRAFTER'S ANALYSIS: This proposal impacts restaurant and alcohol-related uses in the zoning code, MGO Chapter 28. There is no change to the role of the Alcohol License Review Committee ("ALRC"). The following changes are proposed:

- Currently, Restaurant-Nightclub and Restaurant-Taverns are separate uses from Restaurant depending on if they hold an entertainment license under MGO Sec. 38.06(11) or serve alcohol. Restaurant-Nightclub and Restaurant-Taverns are eliminated and will be absorbed under the term Restaurant.
- The definition of Restaurant is amended so that it may include the sale of fermented malt beverages or intoxicating liquors for consumption upon the premises.
- A supplemental regulation for Restaurant is added so that a maximum occupancy based on the number of seats, plus staff plus a reasonable number of people waiting for seats, is maintained for restaurants that serve alcohol.
- "Nightclub" is eliminated as a separate use category in the zoning-code and absorbed into the existing uses of "tavern" and "concert hall."

In 2014, Nightclubs and Restaurant-Nightclubs were created as uses in order to require that businesses that are required to get entertainment licenses from the ALRC were also required to get conditional use approval from the Plan Commission. The zoning code change will have the effect of removing the duplicative Plan Commission review of conditional uses associated with entertainment licenses. Entertainment licenses will continue to be approved by the ALRC, which may put conditions on the license.

In addition, this proposed change also:

- Updates MGO 16.03(3)(c) to correspond with the removed uses in Chapter 28.
- Edits some alcohol-related use definitions to be more general in their cross-references to other statutes or ordinances.
- Aligns alcohol-related language to state statutory language.
- Two code corrections for Brewpubs; adding a Y in the chart for existing supplemental regulations and adding it as a permitted use in the Commercial Corridor (CC) district.

\*\*\*\*\*

**Please see Legistar File No. 88319 Body in Attachments.**

**Legistar File No. 88319 Body**

DRAFTER’S ANALYSIS: This proposal impacts restaurant and alcohol-related uses in the zoning code, MGO Chapter 28. There is no change to the role of the Alcohol Licensing Review Board (“ALRC”). The following changes are proposed:

- Currently, Restaurant-Nightclub and Restaurant-Taverns are separate uses from Restaurant depending on if they hold an entertainment license under MGO Sec. 38.06(11) or serve alcohol. Restaurant-Nightclub and Restaurant-Taverns are eliminated and will be absorbed under the term Restaurant.
- The definition of Restaurant is amended so that it may include the sale of fermented malt beverages or intoxicating liquors for consumption upon the premises.
- A supplemental regulation for Restaurant is added so that a maximum occupancy based on the number of seats, plus staff plus a reasonable number of people waiting for seats, is maintained for restaurants that serve alcohol.
- “Nightclub” is eliminated as a separate use category in the zoning-code and absorbed into the existing uses of “tavern” and “concert hall.”

In 2014, Nightclubs and Restaurant-Nightclubs were created as uses in order to require that businesses that are required to get entertainment licenses from the ALRC were also required to get conditional use approval from the Plan Commission. The zoning code change will have the effect of removing the duplicative Plan Commission review of conditional uses associated with entertainment licenses. Entertainment licenses will continue to be approved by the ALRC, which may put conditions on the license.

In addition, this proposed change also:

- Updates MGO 16.03(3)(c) to correspond with the removed uses in Chapter 28.
- Edits some alcohol-related use definitions to be more general in their cross-references to other statutes or ordinances.
- Aligns alcohol-related language to state statutory language.
- Two code corrections for Brewpubs; adding a Y in the chart for existing supplemental regulations and adding it as a permitted use in the Commercial Corridor (CC) district.

\*\*\*\*\*

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

1. Subdivision (c) of Subsection (3) entitled “Applicability” of Section 16.03 entitled “Transportation Demand Management” of the Madison General Ordinances is amended as follows:

- “(c) Commercial buildings, uses, or additions including general retail; food and related goods sales; animal boarding facilities, kennels; banks, financial institutions; business sales and services; laundromat, self-service laundromats; liquor stores; package delivery services; payday loan businesses; service businesses with or without showrooms or workshops; small appliance repair; building materials; drive-through sales and services, primary and accessory; dry cleaning, commercial laundries; furniture and household goods sales; garden centers; greenhouses, nurseries, food services; catering; coffee shops, tea houses; restaurants; ~~restaurant-nightclubs; restaurant-taverns;~~ taverns; brewpubs; tasting rooms; recreational and entertainment facilities; health/sports



clubs; indoor recreation centers; lodges, private clubs, reception halls; outdoor recreation facilities; theaters, assembly halls, concert halls; Adult entertainment establishments, and adult entertainment taverns as defined in Sec. 28.211, MGO.”

2. Table 28D-2 entitled “Mixed-Use and Commercial Districts” of Subsection (2) of Section 28.061 entitled “Mixed Use and Commercial Districts Uses” of the Madison General Ordinances is amended by amending therein the following:

**“Table 28D-2**

	LMX	NMX	TSS	MXC	CC-T	CC	RMX	THV	Supplemental Regulations Sec. 28.151
Food and Beverages									
Brewpub	C	P	P	P	P	<u>P</u>	P		<u>Y</u>
Nightclub	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>		<del>Y</del>
Restaurant	C	P	P	P	P	P	P		<u>Y</u>
Restaurant-nightclub	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>		<del>Y</del>
Restaurant tavern	<del>C</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
Tavern		P	P	P	P	P	P		<del>Y</del> ”

3. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

**“Table 28E2**

--

	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec 28.151
<b>Food and Beverage</b>						
Brewpub	P		P			Y
Nightclub	G		G			Y
Restaurant	P		P			Y
Restaurant nightclub	G		G			Y
Restaurant tavern	P		P			Y
Tavern	P		P			Y

4. Table 28F-1 entitled "Employment Districts" of Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

**"Table 28F-1**

<b>Employment Districts</b>							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations Sec. 28.151
<b>Food and Beverages</b>							
Brewpub	C	C	C	C	C	C	Y
Nightclub	G	G	G	G	G	G	Y
Restaurant	C	C	C	C	C	C	Y
Restaurant nightclub	G	G	G	G	G	G	Y
Restaurant tavern	G	G	G	G	G	G	Y

Tavern	C	C	C	C	C	C	Y
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5. Table 28G-1 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
Food and Beverages							
Brewpub					P	Y	Y
Nightclub					C		Y
Restaurant				C	P		Y
<del>Restaurant-nightclub</del>					C		Y
<del>Restaurant tavern</del>				C	P		Y
Tavern					P		Y

6. Table 28H-1 of Subsection (2) entitled “Permitted and Conditional Uses” of Section 28.127 entitled “Alcohol Overlay District” of the Madison General Ordinances is amended by amending therein the following:

**“Table 28H-1**

	Alcohol Overlay District	Supplemental Regulations Sec. 28.151
Food and Beverages		
Nightclub	C	Y
Restaurant	P	Y
<del>Restaurant-nightclub</del>	C	Y

Restaurant tavern	P	Y"
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7. Table 28I-2 entitled "Districts With No Minimum Automobile Parking Requirements; Exceptions" of Subsection (3) entitled "No Minimum Parking Required" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

**"Table 28I-1. Districts With No Minimum Automobile Parking Requirements; Exceptions.**

District/Area	Parking Requirement	Exceptions
Neighborhood Mixed-Use (NMX)	No minimum	1. Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area. 2. Restaurants, <del>restaurant taverns,</del> taverns, <del>restaurant nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant tavern,</del> tavern, or brewpub.
Traditional Shopping Street (TSS)	No minimum	1. Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area for an individual establishment or twenty-five thousand (25,000) square feet floor area for a mixed-use or multi-tenant building. 2. Restaurants, <del>restaurant taverns,</del> taverns, <del>restaurant nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant tavern,</del> tavern, or brewpub.
Regional Mixed-Use District (RMX)	No minimum	1. Buildings, uses, or additions exceeding twenty-five thousand (25,000) square feet floor area. 2. Restaurants, <del>restaurant taverns,</del> taverns, <del>restaurant nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant tavern,</del> tavern, or brewpub.
Traditional Employment (TE)	No minimum	1. Buildings, uses, or additions exceeding twenty-five thousand (25,000) square feet floor area. 2. Restaurants, <del>restaurant taverns,</del> taverns, <del>restaurant nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant tavern,</del> tavern, or brewpub.

Commercial Corridor-Transitional (CC-T)	No minimum	Restaurants, <del>restaurant-taverns,</del> taverns, <del>restaurant-nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant-tavern,</del> tavern, or brewpub.
Suburban Employment (SE)	No minimum	Restaurants, <del>restaurant-taverns,</del> taverns, <del>restaurant-nightclub,</del> nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, <del>restaurant-tavern,</del> tavern, or brewpub.

8. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

"Brewpub.

- (a) Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats.
- (b) ~~Brewpubs shall not hold an entertainment license under Sec. 38.06(11).~~
- (c) ~~Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City."~~

"Lodge, Private Club, Reception Hall. Service May include the service of food and alcohol intoxicating beverages allowed when licensed."

~~"Nightclub.~~

- (a) ~~Shall hold entertainment license under Sec. 38.06(11), MGO~~
- (b) ~~Shall at all times operate consistent with and according to the requirements of a valid liquor alcohol license issued by the City."~~

~~"Restaurant-Nightclub.~~

- (a) ~~Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity.~~
- (b) ~~Must serve food at all hours it is open.~~
- (c) ~~Shall hold entertainment license under Sec. 38.06(11).~~
- (d) ~~Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City."~~

"Restaurant-Tavern.

- (a) Maximum If the restaurant serves alcohol, maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity.

- (b) Must serve food at all hours it is open.
- (c) ~~Restaurant Taverns shall not hold an entertainment license under Sec. 38.06(11).~~
- (d) ~~Restaurant Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~

~~"Tavern.~~

- (a) ~~Taverns shall not hold an entertainment license under Sec. 38.06(11).~~
- (b) ~~Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~

9. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by amending therein the following:

"Accessory Retail Alcohol Sales. The accessory sales of alcohol at a retail establishment for offsite consumption that holds a Class A license under Sec. 38.06(11)."

"Brewpub. An establishment that operates as a restaurant and manufactures up to ten thousand (10,000) barrels of fermented malt beverages per calendar year on premises premise for consumption either on or off premises premise in hand-capped, machine-capped or other sealed containers in quantities up to one-half barrel or 15½ gallons sold directly to the consumer. ~~The establishment shall hold a Class "B" liquor license issued by the state if, in addition to offering for sale fermented malt beverages manufactured on the premises, it also offers for sale fermented malt beverages manufactured by a brewer other than the establishment.~~

"Distillery/Winery. A facility that produces, by distillation or fermentation, spirits intoxicating liquors for consumption, ~~the sale and distribution of which are regulated by law.~~"

"Liquor Store. An establishment in which the principal use is the sale of alcohol for offsite consumption and ~~which holds a Class A license for liquor or beer.~~"

"Nightclub. ~~An establishment in which fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11) and may serve meals and include kitchen facilities.~~"

"Restaurant-Tavern. An A commercial establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are may be sold for consumption upon the premises."

"Restaurant. A commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales. Does not include sales of fermented malt beverages or intoxicating liquor."

"Restaurant-Nightclub. ~~An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for~~

~~consumption upon the premises and which holds an entertainment license under Sec. 38.06(11)."~~



Summary of Zoning Code Alcohol-Related Uses and Proposed Changes - Legistar 88319

Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
Accessory Retail Alcohol Sales	The accessory sales of alcohol at a retail establishment that holds a Class A license under Sec. 38.06(11)	The accessory sales of alcohol at a retail establishment for offsite consumption.	None	No change	Referencing specific alcohol license types can create conflicts and limits ability of Zoning to apply correct use.	No	No change
Brewery	A facility used for the manufacture of fermented malt beverages or a fermented malt beverage manufacturer with a mechanized bottling capability	No change	None	No change	No changes proposed.	N/A	N/A
Brewpub	An establishment that operates a restaurant and manufactures up to ten thousand (10,000) barrels of fermented malt beverages per calendar year on premises for consumption either on or off premises in hand-capped, machine-capped or sealed containers in quantities up to one-half barrel or 15½ gallons sold directly to the consumer. The establishment shall hold a Class "B" liquor license issued by the state if, in addition to offering for sale fermented malt beverages manufactured on the premises, it also offers for sale fermented malt beverages manufactured by a brewer other than the establishment.	An establishment that operates as a restaurant and manufactures fermented malt beverages on premise for consumption either on or off premise in hand-capped, machine-capped or other sealed containers sold directly to the consumer.	(a)Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats. (b)Brewpubs shall not hold an entertainment license under Sec. 38.06(11). (c)Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City	(a)Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats.	Need for an ALRC entertainment license no longer determines zoning use. All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. State has changed definitions. When we make the specifics of zoning code match specifics of state statutuue, we have to keep amending zoning code. A more general definition allows us to determine the use more effectively.	Yes	No change
Distillery/Winery	A facility that produces, by distillation, spirits for consumption, the sale and distribution of which are regulated by law	A facility that produces, by distillation or fermentation, intoxicating liquors for consumption.	None	No change	All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. The current definition doesn't clearly include wine; revised definition includes wine.	N/A	N/A
Incidental Alcohol Sales	The sale of alcohol when such sales are affiliated with but subordinate to a principal use or structure, where the owner or operator of the principal use or structure holds a Class B license under Sec. 38.06, and where the sale of alcohol does not exceed 25% of the gross receipts of the owner's uses on the land.	No change	None	No change	No changes proposed.	Yes	No change
Liquor Store	An establishment in which the principal use is the sale of alcohol and which holds a Class A license for liquor or beer.	An establishment in which the principal use is the sale of alcohol for offsite consumption.	None	No change	Referencing specific alcohol license types can create conflicts and limits ability of Zoning to apply correct use.	No	No change
Lodge or Private Club	A nonprofit association of persons who are bona fide members paying annual dues, which owns, hires or leases a building, or space within a building, which is restricted to members and their guests. The affairs and management of such private club or lodge are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting.	No change	Service of food and intoxicating beverages allowed when licensed.	May include the service of food and alcohol.	All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. Alcohol is a more general term and includes beer, wine, and liquor.	N/A	N/A



Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
Nightclub	An establishment in which fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11) and may serve meals and include kitchen facilities.	None, Removed Use	(a) Shall hold entertainment license under Sec. 38.06(11), MGO. (b) Shall at all times operate consistent with and according to the requirements of a valid liquor alcohol license issued by the City.	None, Removed Use	Need for an ALRC entertainment license no longer determines zoning use. Use is removed from zoning code and incorporated into existing uses of "tavern" and "concert hall."	Yes	No, Removed Use
Restaurant	A commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales. Does not include sales of fermented malt beverages or intoxicating liquor.	A commercial establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors may be sold for consumption upon the premises.	None	(a) If the restaurant serves alcohol, maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (b) Must serve food at all hours it is open.	Need for an ALRC entertainment license no longer determines zoning use. If a restaurant serves alcohol, capacity determined by number of seats, staff, and waiting area supports restaurant use is primarily about serving meals. If not, use should be tavern.	Yes	No change
Restaurant-Nightclub	An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11).	None, Removed Use	(a) Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (Am. by ORD-22-00033, 5-19-22) (b) Must serve food at all hours it is open. (c) Shall hold entertainment license under Sec. 38.06(11). (d) Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None, Removed Use	Need for an ALRC entertainment license no longer determines zoning use. Use is removed from zoning code and incorporated into "restaurant" use.	Yes	No, Removed Use
Restaurant-Tavern	An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for consumption upon the premises.	None, Removed Use	(a) Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (b) Must serve food at all hours it is open. (c) Restaurant-Taverns shall not hold an entertainment license under Sec. 38.06(11). (d) Restaurant-Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None, Removed Use	Use is removed from zoning code and incorporated into "restaurant" use. Capacity limit for restaurants serving alcohol is moved into restaurant use.	Yes	No change

Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
<i>Tasting Room</i>	An establishment which offers fermented malt beverages or intoxicating liquors for consumption on the premises that are manufactured or rectified on the premises or at an off-site location associated with the premises. Tasting Rooms may include food sales.	No change	None	No change	No changes proposed.	No	No change
<i>Tavern</i>	An establishment where the principal and primary use is serving fermented malt beverages or intoxicating liquors for consumption on the premises and where food or packaged alcoholic beverages may be served or sold only as accessory to the primary use, and which may serve meals and include kitchen facilities.	No change	(a) Taverns shall not hold an entertainment license under Sec. 38.06(11). (b) Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None	Need for an ALRC entertainment license no longer determines zoning use. All uses must meet requirements of all other applicable laws; no need to repeat in zoning code.	No	No change



## PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [88319](#) (Entertainment Licenses)

**Prepared By:** Zoning and Planning Staff

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[88319](#) – The zoning code currently requires that establishments required to obtain an Entertainment License from the Alcohol License Review Committee (ALRC) must also obtain a conditional use approval from the Plan Commission for live or amplified music, as “nightclubs” or “restaurant-nightclubs.” Any business with both an alcohol license and a entertainment license, regardless of frequency of providing entertainment, is classified accordingly. For example, a restaurant with a liquor license which has a monthly music event is not classified as a restaurant-tavern per Zoning; it is classified as a restaurant-nightclub, and requires a conditional use approval. This proposal eliminates the requirement to receive this conditional use. Additionally, changes are proposed to eliminate references to specific alcohol license types and alcohol regulation details from the zoning code.

In 2014, with the Alcohol License Density Ordinance ending, the zoning code was changed to require businesses that were seeking an Entertainment License to also obtain a Conditional Use Permit from the Plan Commission. The purpose was to create more oversight of new businesses serving alcohol which included live music or amplified sound. What staff has found is that the process is duplicative and confusing to business owners. It is not uncommon for a business to be ready to open and then the business owner realizes they forgot to complete the second approval process for live music or amplified sound, the conditional use. Additionally, the ALRC and Plan Commission have never been in conflict about their decision to approve or deny a request.

Changes to remove some specific references to alcohol license types and alcohol regulations are also included in this amendment. There have been instances where the license type that the ALRC approves for a business conflicts with the specific license type included in the appropriate zoning code use for the business. Additionally, due to changes to alcohol-related state statutes, it is a challenge keep the zoning code updated to match the specifics in state statute. Removing these specifics from the zoning code will ensure that the zoning code remains current and will eliminate conflicts between the various laws that apply to alcohol-serving or selling businesses.

This proposal does not change existing limits on outdoor live music or amplified sound. It also does not include any changes to how the ALRC currently reviews and add conditions to Entertainment Licenses.

The proposal includes:

- Eliminating the “Restaurant-Nightclub” and “Restaurant-Tavern” uses in the Zoning Code, with those uses being absorbed into the “Restaurant” use. Currently, “Restaurant-Nightclub” and “Restaurant-Tavern” are separate uses from “Restaurant” depending on if they hold an entertainment license under MGO Sec. 38.06(11) or serve alcohol.

- Adding a supplemental regulation for “Restaurant” so that a maximum occupancy based on the number of seats, plus staff plus a reasonable number of people waiting for seats, is maintained for restaurants that serve alcohol.
- Eliminating “Nightclub” as a separate use category in the Zoning Code and absorbing it into the existing uses of “Tavern” and “Concert Hall.”
- Editing some alcohol-related use definitions to be more general in their cross-references to other statutes or ordinances.
- Aligning alcohol-related language to state statutory language.

A [summary chart](#) of proposed changes to each alcohol-related use is available.

Staff supports this amendment.

**From:** [Nicholas Davies](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Yes to simplified entertainment licensing (88319)  
**Date:** Sunday, June 8, 2025 4:36:55 PM

---

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

Dear Plan Commission,

It has always seemed odd to me that, for an existing business in an existing building to start hosting live music events, they're supposed to not only get an entertainment license via ALRC, but also get conditional use approval from Plan Commission. It's my understanding that item 88319 will simplify the licensing process. I support this for a couple of reasons:

These things don't really belong on your agendas. Even if these generally stay on the consent agenda and get essentially rubber-stamped, you all presumably review all the agenda items to some extent. Plan Commission handles a lot of important issues, and I support you all being able to focus on things that warrant your time during and outside meetings.

Streamlining the approval process--while retaining opportunities for public engagement--will also support opportunities for live music in Madison, which are scarce. Live music is just not a high-margin line of business, and this means that venues for it have tenuous viability and high turnover. Lowering the administrative barrier to entry could allow more existing businesses to try out hosting live music, and increase the rate at which venues that close are replaced.

Thank you,

Nick Davies  
3717 Richard St

Plan Commission  
Meeting of June 9, 2025  
Agenda #8, Legistar 88319

The Zoning Code is a permissive code – it permits only those principal and accessory uses that are specifically enumerated in the ordinance.

MGO 28.004(1): "This ordinance should be interpreted as a permissive zoning ordinance, which means that the ordinance permits only those principal and accessory uses and structures that are specifically enumerated in the ordinance. In the absence of a variance or special exception, any uses or structures not specifically permitted by the ordinance are prohibited."

If all references to an entertainment license in the zoning code were to be removed, would any authority exist for the offering of entertainment? After all, if keeping of honeybees is listed as an accessory use, shouldn't there be some authority in the zoning code for entertainment?

The Drafter's Analysis states: "The zoning code change will have the effect of removing the duplicative Plan Commission review of conditional uses associated with entertainment licenses. Entertainment licenses will continue to be approved by the ALRC, which may put conditions on the license."

Plan Commission review is not duplicative. Plan Commission looks at whether the use is appropriate at that particular location. It makes a judgement call, looking at the "impact on neighboring land or public facilities, and of the public need for the particular use at a particular location." MGO 28.183(1). This is not a duty of the ALRC, nor can the ALRC take on this duty. <https://madison.legistar.com/View.ashx?M=F&ID=2979169&GUID=C93CA8A6-BAA7-464A-8279-F336DB3FBCBC> (2014 memorandum from the City Attorney)

By allowing entertainment in any establishment with a Class B license, the Plan Commission would essentially be saying entertainment is an allowed use anywhere in the City. For example, would Jenifer Street Market be an appropriate place for entertainment (being surrounded on three sides by residential)? Yet this proposed change would be saying that it is an appropriate place for entertainment if the ALRC and Council decide to issue a Class B and an entertainment license – that there is nothing inherently wrong with entertainment at this location.

Processes differ between ALRC and Plan Commission.

- An entertainment license can be decided 15 days after the application is filed (though most take longer). In contrast, Plan Commission review is 6 weeks after application submission.
- Plan Commission has continuing jurisdiction and can thus modify the existing conditions and impose additional reasonable conditions (or revoke if no reasonable modification of the conditional use can be made that is consistent with the standards of approval). In contrast, the ALRC is much more formalized (a hearing that is tape-recorded; parties can produce witnesses, cross-examine witnesses and be represented by counsel; the ALRC issues a written decision).

The Drafter's Analysis states the ALRC can impose conditions on the entertainment license. For entertainment licenses applied for along with a Class B license, the ALRC generally imposes the

same conditions on the entertainment license that are imposed on the Class B license. However, it is worth looking at the actual authority granted by the ordinance, which, on its face, restricts conditions to hours of operation:

MGO 38.06(11)(j): The ALRC may recommend, and the Common Council may impose, restrictions *on the entertainment license hours* relating to presentation of live entertainment if the information or evidence available to and considered by the ARLC and/or Common Council reasonably establish that such restriction is necessary to protect the health, safety and welfare of the designated neighborhood or necessary to prevent underage patrons from purchasing, possessing or consuming alcohol beverages on the licensed premise. (emphasis added)

Restaurants and brewpubs would have capacity limited to seats/staff/reasonable number of people waiting for seats. That means taverns are the only place where what one typically thinks of as a nightclub could operate (primarily standing room with 5 sq.ft. allocated per person). Any tavern could get an entertainment license under this proposed language. Yet, as of this moment, taverns have been barred from obtaining an entertainment license. Thus, neighbors who may not have objected to a local bar could now have a bar with entertainment and all of the issues entertainment can create.

These issues were in mind when the concept of a nightclub was created in 2014. As said in the staff memo, in discussing the problems Plan B posed to the surrounding neighborhood:

"The larger issue remains: the greater impact of a nightclub concept should have been addressed in the beginning as a part of land use approvals. Under the new ordinance, this proposal would be a Conditional Use, and presumably, those impact issues would be aired before the Plan Commission when considering the land use impact of that concept."

<https://madison.legistar.com/View.ashx?M=F&ID=2979177&GUID=91ABA5EE-5B38-4D05-B0CE-E398B5F4AB06>

Nightclub uses have not received much scrutiny from Plan Commission in recent years. Perhaps that is due to establishments not applying because they do not think Plan Commission would approve the conditional use (e.g., located in a residential area). In the past it was not unusual for Plan Commission to impose additional conditions (e.g., for the Bur Oaks Plan Commission set a capacity of 130 persons in addition to ALRC's conditions on entertainment hours and decibel level). As of this year's renewals, there were 114 entertainment licenses and 509 Class B licenses. That gives a lot of opportunity for more entertainment licenses if Plan Commission will not be considering the land use impact.

Respectfully Submitted,  
Linda Lehnertz



# City of Madison

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

## Master

**File Number: 88325**

**File ID:** 88325

**File Type:** Ordinance

**Status:** Council Public  
Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**File Created Date :** 05/13/2025

**File Name:** North Meadow Lane Rezone

**Final Action:**

**Title:** Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

**Notes:** 6961NorthMeadowRZ

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** 733-737 N Meadow Lane.pdf, Link to Cond Use File  
87881

**Enactment Number:**

**Author:** Kate Smith

**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	05/13/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/20/2025	Refer For Public Hearing	PLAN COMMISSION	06/09/2025		Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for zoning map amendments to be met and recommended to Council to adopt the item. The motion passed by voice vote/other, with Alder Field excused.						

### Text of Legislative File 88325

#### Fiscal Note



No City appropriation required.

**Title**

Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District for proposed mixed-use development.

\*\*\*\*\*

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

1. Map Amendment 00715 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00715. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Lots 546, 547 and the South 10.4 feet of Lot 548, Sunset Village, Sunset Ridge Addition. Said described area contains 17,472 square feet (0.40 acres) of land.”

# REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. \_\_\_\_\_

FROM: Tim Parks, Planning Division

Amendment: X \_\_\_\_\_

Repeal: \_\_\_\_\_

Creation: \_\_\_\_\_

Please draft the following ordinance:

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

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

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

See Attachment(s): \_\_\_\_\_

Date to be Presented: 20 May 2025

Referral(s): Plan Commission: 9 June 2025; Common Council: 17 June 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: \_\_\_\_\_

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

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

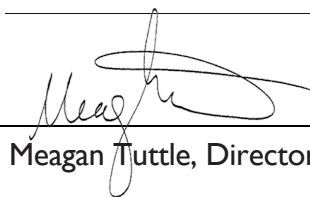
Rezone following property:

Address 733 and 737 N Meadow Lane Alder District 5

From TR-C1 District To CC-T District

Proposed Use: Rezone for proposed mixed-use development

By Direction Of:

  
Megan Tuttle, Director Planning Division

Date: 13 May 2025



# City of Madison

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

## Master

**File Number: 88575**

**File ID:** 88575

**File Type:** Report

**Status:** Mayoral Business

**Version:** 1

**Reference:**

**Controlling Body:** Mayor's Office

**File Created Date :** 06/02/2025

**File Name:** 6/17/2025 Mayor's emergency interim successors

**Final Action:**

**Title:** Report of the Mayor designating emergency interim successors.

### Notes:

### Sponsors:

### Effective Date:

### Attachments:

### Enactment Number:

**Author:** Satya Rhodes-Conway

### Hearing Date:

**Entered by:** Idcosta@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	06/02/2025	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				
<b>Action Text:</b>		This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER					
<b>Notes:</b>		Accept 6/17/25					

## Text of Legislative File 88575

### Title

Report of the Mayor designating emergency interim successors.

### Body

To the President and members of the Common Council:

Pursuant to section 3.02(3) of the Madison General Ordinances, I hereby designate Alders Sabrina Madison, Yannette Figueroa Cole and Dina Nina Martinez-Rutherford as emergency interim successors in the event of my absence and the absence of the President and Vice President of the Common Council.

The order of succession would therefore be:

1. Alder Regina Vidaver
2. Alder MGR Govindarajan

3. Alder Sabrina Madison
4. Alder Yannette Figueroa Cole
5. Alder Dina Nina Martinez-Rutherford

Respectfully submitted,

Satya Rhodes-Conway  
Mayor



# City of Madison

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

## Master

**File Number: 88487**

**File ID:** 88487

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/27/2025

**File Name:** Submitting the appointment of Christof Spieler for confirmation of a five-year term as Director of Transportation.

**Final Action:**

**Title:** Submitting the appointment of Christof Spieler for confirmation of a five-year term as Director of Transportation.

### Notes:

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

**Effective Date:**

**Attachments:** Spieler Contract 2025 - Final.pdf

**Enactment Number:**

**Author:** Erin Hillson, Director of Human Resources

**Hearing Date:**

**Entered by:** kklafka@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	05/27/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

### Text of Legislative File 88487

#### Fiscal Note

As stated in the Employment Agreement between the City of Madison and Christof Spieler, the Director of Transportation salary will be based on an annualized rate of \$199,000. Funding for this position is available in Transportation's 2025 Adopted Operating Budget.

#### Title

Submitting the appointment of Christof Spieler for confirmation of a five-year term as Director of Transportation.

**Body**

WHEREAS, the Mayor has appointed Christof Spieler to the position of Director of Transportation 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 Christof Spieler

NOW THEREFORE, be resolved that Christof Spieler's appointment to the position of Director of Transportation is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Christof Spieler.

**EMPLOYMENT AGREEMENT BETWEEN  
THE CITY OF MADISON  
AND  
CHRISTOF SPIELER**

This Agreement made this June 17, 2025, and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Christof Spieler, a natural person (hereafter, the "Director").

WITNESSETH;

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

WHEREAS, the Director possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Director of Transportation, and

WHEREAS, the Director has been duly selected and has been confirmed for appointment to the position of Director of Transportation by the Common Council of the City of Madison on June 17, 2025, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES \_\_\_\_\_.

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

**I. DIRECTOR OF TRANSPORTATION HIRED**

Christof Spieler is hired as a non-civil service employee of the City, holding the position of Director of Transportation 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 Transportation Department in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

**II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF TRANSPORTATION**

**A. General Responsibilities:**

This is responsible managerial and administrative work in directing and aligning the diverse programs, activities, and staff of the Department of Transportation, both directly and through subordinate Division Managers. The Department consists of the Traffic Engineering Division, the Transit Division, and the Parking Utility Division. This work is characterized by considerable judgment and discretion in leading, managing, planning, coordinating and implementing diverse

programs. Work is performed under the general direction of the Mayor, and within public policy parameters.

- Lead the City's comprehensive transportation mobility and planning efforts in a way that will ensure that Madison's mobility and transportation systems are of high caliber and meet the diverse needs of the City.
- Work closely with the Mayor, other City managers, the Common Council, the Transportation Commission, and others to align system goals and plans, implement adopted plans and achieve measurable results.
- Manage an effective, responsible and accountable organization that can attract and retain top quality staff in order to practice continuous improvement, successfully innovate and implement best practices to serve the evolving needs of residents.
- Lead and manage transportation participation in city-wide performance management efforts.
- Communicate with policymakers about policies, projects and the overall transportation system while providing comprehensive information to the public.
- Foster collaborative relationships with city, regional, state, and federal agencies, including the University of Wisconsin-Madison and others to advance Madison's and the region's mobility and transportation system.
- Develop and sustain a highly functional department of crucial importance to the people of Madison.

**B. Examples of Duties and Responsibilities:**

This position is responsible for managing, directing and integrating broad comprehensive transportation programs, planning and services. Duties and responsibilities include:

- Supervise the Traffic Engineering, Parking, and Transit Divisions of the Department of Transportation.
- Develop and administer the Department's annual budget, work plan and resources in an effective and efficient manner.
- Build and maintain an effective team, and develop, mentor, and motivate staff members. Provide professional development opportunities for all staff in order to successfully innovate and implement best practices to serve the evolving needs of residents. Develop an inclusive, diverse, high performing, service-focused and team-oriented departmental culture.
- Establish and monitor annual performance objectives with Division Directors and establish annual objectives for the Department with the Mayor.
- Demonstrate commitment and leadership for the City's racial equity and social justice initiatives.
- Serve on the Mayor's Management Team and related interdepartmental committees. Serve as project manager for special projects at the direction of the Mayor.
- Consult with the City Attorney on legal matters.



1. Lead manager for City's mobility and transportation system planning for all transportation modes.
  - Lead manager for the City's cross agency Transportation team.
  - Lead preparation of the City's cross agency multi-year work plan for mobility and transportation planning.
  - Lead policy development and planning for a balanced transportation system.
  - Work closely with the Department of Planning and Community and Economic Development to coordinate transportation planning with land use planning and economic development.
  - Use and make recommendations to policymakers for improvements to existing plans to increase the use of sustainable forms of transportation, including walking, biking and transit use in the city and region.
  - Coordinate the development of a transportation system that is safe and efficient.
  - Work to eliminate disparities low-income people and people of color experience in transportation policies, programs and services.
  - Manage and recommend changes to City transportation policies and regulations.
  - Seek funding solutions and develop strategies for increased funding sources to support the City's and the region's transportation priorities. Make recommendations on state and federal legislation.
2. Lead manager for regional, state and federal transportation communication and planning including major state transportation studies.
  - Represent the City in contacts with the MPO, suburban communities, WisDOT, Dane County and others.
  - Develop strategies for increased funding sources to support City and regional transportation needs.
  - Coordinate transportation planning and promote positive relations with regional, state and federal transportation partners.
3. Advise and communicate with policymakers about policies, projects and results, and provide comprehensive information to the public.
  - Lead public decision processes in a manner that clearly presents and openly shares information about alternatives to enable officials to make informed decisions.
  - Use planning processes to share knowledge, identify and prioritize challenges and opportunities, and work towards and implement solutions.
  - Make recommendations on transportation studies, plans, and implementation.
  - Make recommendations regarding the Transportation Improvement Plan to the Transportation Commission.
4. Provide staff support for the Transportation Commission.
  - Serve as chief administrative officer the Transportation Commission.

- Provide the necessary administrative and staff support services to the Transportation Commission.
5. Oversee transportation planning studies, plans, projects and related teams.
    - Serve as project sponsor, project manager or team leader for transportation planning studies and plans.
    - Serve as project manager for multi-modal projects.
    - Ensure that the City's transportation planning studies and plans include early consideration of racial equity and transportation needs of different neighborhoods and populations across the City regardless of their ability to participate in the process.
    - Collect and use data to inform decision-making and to reduce costs where feasible.
  6. Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems and racial equity and social justice.
  7. Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.
  8. The Department of Transportation Director's responsibilities include those in City of Madison Department of Transportation ordinance 3.14(2).
  9. Perform related work as required.
- C. The Director agrees to perform such functions and duties at a professional level of competence and efficiency. The Director shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).
- D. The Director shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Director's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Director is not compensated for such activities. Nothing herein limits the Director from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.
- E. The standard City workweek is 38.75 hours. However, the Director shall have

reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

- F. The Director shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.
- G. The Director shall have up to 18 months to establish residency in the City of Madison and shall continue to reside within the City of Madison for the remainder 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. The Director is eligible for up to \$24,000 in reimbursement for relocation costs in accordance with Mayoral APMs.

### III. COMPENSATION AND BENEFITS

- A. The Director's salary shall be based on an annualized rate of \$199,000 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 subject to paragraph II. (G) above.
  - 2. The Director shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the 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 Fund benefits. The Director may elect to convert up to ten (10) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The 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 June 17, 2025, and shall expire on June 16, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply with the start date of July 21, 2025.**
- 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.
- D. 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.

- E. In the event of non-renewal of this Agreement, under either Paragraph D 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

For a period of twelve (12) months from the effective date of this Agreement, the Director shall serve a probationary period. During the probationary period, the Director serves at the pleasure of the Mayor and may be removed at will by the Mayor. The Mayor will give the Director four (4) weeks' notice of removal. Following the probationary period, and for any renewal of this Agreement, the Director be removed as otherwise provided herein.

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

#### VI. CITY OBLIGATIONS AND RIGHTS

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

#### VII. REOPENING THE AGREEMENT

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

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

#### VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Director against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

#### IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Director shall file a Statement of Economic Interests with the City Clerk within 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, presentations, 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. This shall not pertain to books, presentations or articles about transportation that are not pertinent to the City of Madison and are completed on personal time, in accordance with the Madison Ethics Code. Such books, articles, and presentations must receive pre-approval by the Mayor.

#### XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

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

#### XII. TERMINATION OF AGREEMENT

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

- B. The Director's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Director, the Director shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Director or the City may pursue contract remedies.
- C. The City retains the right, in its sole discretion, to abolish the position of Director of Transportation or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Director of Transportation or reorganizes the Department to the extent that the position of Director of Transportation 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.

CITY OF MADISON  
A Municipal Corporation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Satya Rhodes-Conway, Mayor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Michael Haas, City Clerk

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Christof Spieler

APPROVED:

APPROVED AS TO FORM:

\_\_\_\_\_  
David P. Schmiedicke  
Finance Director

\_\_\_\_\_  
Michael Haas, City Attorney





# City of Madison

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

## Master

**File Number: 88491**

**File ID:** 88491

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/27/2025

**File Name:** Submitting the appointment of Chad Ruppel for confirmation of a five-year term as CDA Housing Director.

**Final Action:**

**Title:** Submitting the appointment of Chad Ruppel for confirmation of a five-year term as CDA Housing Director.

### Notes:

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

**Effective Date:**

**Attachments:** Ruppel Contract 2025 - Final.pdf

**Enactment Number:**

**Author:** Erin Hillson, Director of Human Resources

**Hearing Date:**

**Entered by:** kklafka@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	05/27/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

### Text of Legislative File 88491

#### Fiscal Note

As stated in the Employment Agreement between the City of Madison and Chad Ruppel, the CDA Housing Director salary will be based on an annualized rate of \$160,000. Funding for this position is available in the CDA Housing division's budget.

#### Title

Submitting the appointment of Chad Ruppel for confirmation of a five-year term as CDA Housing Director.

**Body**

WHEREAS, the Mayor has appointed Chad Ruppel to the position of CDA Housing 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 Chad Ruppel

NOW THEREFORE, be resolved that Chad Ruppel's appointment to the position of CDA Housing Director is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Chad Ruppel.

**EMPLOYMENT AGREEMENT BETWEEN  
THE CITY OF MADISON  
AND  
CHAD RUPPEL**

This Agreement made this June 17, 2025, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Chad Ruppel, a natural person (hereafter, the "Director").

WITNESSETH;

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

WHEREAS, the Director possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the CDA Housing Director, and

WHEREAS, the Director has been duly selected and has been confirmed for appointment to the position of CDA Housing Director by the Common Council of the City of Madison on June 17, 2025, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES \_\_\_\_\_.

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

**I. CDA HOUSING DIRECTOR HIRED**

Chad Ruppel is hired as a non-civil service employee of the City, holding the position of CDA Housing 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 Housing Division in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

**II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE CDA HOUSING DIRECTOR**

**A. General Responsibilities:**

This is responsible managerial and administrative work in directing the

strategic, operational, and financial functions of Madison's Community Development Authority (CDA). The CDA is a division of the Department of Planning & Community & Economic Development Department (DPCED) and encompasses management, administration, and modernization of a federally subsidized Housing Choice Voucher Program, a Public Housing Program, a Redevelopment Authority, and a diverse and growing real estate portfolio. The employee is responsible for managing housing programs, implementing policy, budget development and management, program compliance and reporting, staff management and ensuring service excellence, and real estate development activities. Work is performed with a high degree of independence under the general supervision of the Director of DPCED, who also serves as the CDA Executive Director, and who reviews work performance for conformance with established goals, objectives, and public policy parameters. This position will act on behalf of the CDA Executive Director during absences and/or as specifically delegated in order to provide for continuity of services. This work is performed under the general leadership of the Director of DPCED, and may have a direct reporting relationship to the Mayor or their designee.

B. Examples of Duties and Responsibilities:

1. Plan, organize, direct, and evaluate the programs and operations of the CDA. Develop and implement short- and long-term strategic plans aligned with the CDA's mission and vision. Oversee CDA operations, ensuring compliance with regulations and effective program delivery. Develop and manage federal program budgets, as well as oversee the submission of federal grant applications. Develop and implement policies, programs, and grant applications. Oversee staff activities and ensure compliance with regulations. Maintain knowledge of the U.S. Dept. of Housing and Urban Development (HUD) rules and regulations in order to develop local policy changes. Coordinate with stakeholders and ensure effective program delivery. Analyze program performance and identify opportunities for improvement. Serve as acting CDA Executive Director as needed.
2. Manage the operations and redevelopment of CDA properties. Oversee the management and maintenance of CDA owned properties. Develop and implement long-term maintenance and redevelopment plans for CDA owned properties. Develop and manage real estate portfolio and property level finances. Coordinate with and obtain approvals from HUD, other government entities, and City agencies for the redevelopment of CDA properties. Oversee project development and management, including land planning, construction, and financial planning for the redevelopment of CDA properties. Build and maintain relationships with funding sources including tax credit investors, lenders, and federal agencies. Support on-site resident engagement and maintain neighborhood-level relationships with community members.

3. Select, train, coach, lead and discipline staff. Provide general leadership to staff, provide consultation and advice on more complex and judgmental aspects of the work, and participate in the full range of employee relations. Plan, organize, assign, monitor, and evaluate diverse housing programs, staff resources and service delivery. Support managers in the review of work assignments, requirements, and review work product for completeness and accuracy. Ensure compliance with personnel, labor relations, and Affirmative Action and Equal Employment Opportunity policies throughout housing operations.
  4. Provide advice, counsel, staff services, program, and financial status reports to the Community Development Authority Board, Common Council, other Boards and Committees, the Mayor, other Departments and Divisions, outside agencies and neighborhood/community groups. Maintain effective working relationships with funders, the federal government, public, local media, professional groups, and elected representatives, and respond to residents and clients. Make public presentations and share information on housing issues, plans, and accomplishments with neighborhood/community groups, property owners, and CDA residents.
  5. Develop, present, and monitor operating and capital budgets.
  6. 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.
  7. Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.
  8. Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.
  9. Perform related work as required.
- C. The Director agrees to perform such functions and duties at a professional level of competence and efficiency. The Director shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

- D. The Director shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Director's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Director is not compensated for such activities. Nothing herein limits the Director from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.
- E. The standard City workweek is 38.75 hours. However, the Director shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.
- F. The Director shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.
- G. The Director shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the Director agrees to waive any right to challenge this residency requirement, by court action or otherwise.

### III. COMPENSATION AND BENEFITS

- A. The Director's salary shall be based on an annualized rate of \$160,000, 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 subject to paragraph II. (G) above.

2. The Director shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the Director shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Director's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. If the Director accrues a balance of more than five weeks from the preceding year(s), the Director may elect to convert up to ten (10) 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 June 17, 2025, and shall expire on June 16, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply on the employee's start date, June 22, 2025.**
- 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.
- D. 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.
- E. In the event of non-renewal of this Agreement, under either Paragraph D 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

For a period of twelve (12) months from the effective date of this Agreement, the Director shall serve a probationary period. During the probationary period, the Director serves at the pleasure of the Mayor and Director of the Department of Planning, Community, and Economic Development (DPCED) may be removed at will by the Mayor and DPCED Director. The Mayor will give the Director four (4) weeks' notice of removal. Following the probationary period, and for any renewal of this Agreement, the Director be removed as otherwise provided herein.

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

#### VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Director. The City retains the sole right to determine the organizational structure and overall functioning of the Housing 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 CDA Housing Director or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of CDA Housing Director or reorganizes the Department to the extent that the position of CDA Housing 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.

CITY OF MADISON  
A Municipal Corporation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Satya Rhodes-Conway, Mayor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Michael Haas, City Clerk

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Chad Ruppel, CDA Housing Director

APPROVED:

APPROVED AS TO FORM:

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David P. Schmiedicke  
Finance Director

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Michael Haas, City Attorney



# City of Madison

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

## Master

**File Number: 88515**

**File ID:** 88515

**File Type:** Appointment

**Status:** Unfinished  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/28/2025

**File Name:** 6-17-2025 Resident committee appointments

**Final Action:**

**Title:** Report of the Mayor submitting resident committee appointments (introduction 6-3-2025; action 6-17-2025).

### Notes:

### Sponsors:

**Effective Date:**

### Attachments:

**Enactment Number:**

**Author:** Satya Rhodes-Conway

**Hearing Date:**

**Entered by:** Idcosta@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	05/28/2025	Referred for Introduction				
	<b>Action Text:</b>	This Appointment was Referred for Introduction					
	<b>Notes:</b>	Confirm 6/17/25					
1	COMMON COUNCIL	06/03/2025	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	<b>Action Text:</b>	A motion was made by Govindarajan, seconded by Figueroa Cole, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					
	<b>Notes:</b>	Confirm 6/17/25					

## Text of Legislative File 88515

### Title

Report of the Mayor submitting resident committee appointments (introduction 6-3-2025; action 6-17-2025).

### Body

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

## ALCOHOL LICENSE REVIEW COMMITTEE

COLIN R. BARUSHOK (4th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 6-7-2022.  
TERM EXPIRES: 4-18-2028

#### **BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD**

CLIFF GOODHART (11th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding John Starkweather. Cliff Goodhart is a retired architect and formerly serves as chair of the City's Urban Design Commission.  
TERM EXPIRES: 4-30-2028

#### **COMMITTEE ON EMPLOYEE RELATIONS**

JIM WOLFE - appoint to the position of Management Member succeeding Krishna Kumar. Jim Wolfe serves as Madison's City Engineer.  
TERM EXPIRES: 4-18-2028

#### **DOWNTOWN COORDINATING COMMITTEE**

JONATHAN D. COOPER (4th A.D.) - appoint to the remainder of a three-year term to the position of Permanent Downtown Area Resident succeeding Ryan Horton. Jonathan Cooper is a retired librarian who worked at the Wisconsin Historical Society for 36 years. He is a member of the Capitol Neighborhoods, Inc. (CNI) Executive Council.  
TERM EXPIRES: 10-19-2026

Associated Students of Madison and D8 Alder recommendation:

SOPHIA M. HAGUE (8th A.D.) - reappoint to a one-year term to the position of Second Alternate-University of Wisconsin-Madison Student. First appointed 11-26-2024.  
TERM EXPIRES: 5-14-2026

#### **LANDMARKS COMMISSION**

MOLLY S. HARRIS (4th A.D.) - reappoint to a three-year term to the position of Historian. First appointed 5-24-2022  
TERM EXPIRES: 4-30-2028

RICHARD B. ARNESEN (4th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 9-20-2016.  
TERM EXPIRES: 4-30-2028

#### **MONONA TERRACE COMMUNITY AND CONVENTION CENTER BOARD**

SHERI CARTER (10th A.D.) - appoint to the remainder of a three-year term to the position of City Appointee succeeding Mark Richardson. Sheri Carter is a former alder who served on the City's Common Council for eight years. During her tenure, she served on numerous city

committees, including Destination Madison and Room Tax Commission, and held the positions of common council vice president and president. She is a public servant working for the State of Wisconsin Department of Health Services and has been involved with numerous community organizations over the years.

TERM EXPIRES: 5-1-2028

**SISTER CITY COLLABORATION COMMITTEE**

JO E. DRURY (6th A.D.) - appoint to the remainder of a three-year term to the position of Sister City Representative succeeding Charles James. Jo Drury is a member of the Madison-Freiburg Sister City Committee and serves as their treasurer.

TERM EXPIRES: 2-1-2028

Respectfully submitted,

Satya Rhodes-Conway  
Mayor





# City of Madison

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

## Master

**File Number: 88741**

**File ID:** 88741

**File Type:** Appointment

**Status:** Mayoral Business

**Version:** 1

**Reference:**

**Controlling Body:** Mayor's Office

**File Created Date :** 06/11/2025

**File Name:** 7-1-2025 Resident committee appointments

**Final Action:**

**Title:** Report of the Mayor submitting resident committee appointments (introduction 6-17-2025; action 7-1-2025).

**Notes:**

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Satya Rhodes-Conway

**Hearing Date:**

**Entered by:** Idcosta@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	06/11/2025	Referred for Introduction				
	<b>Action Text:</b>	This Appointment was Referred for Introduction					
	<b>Notes:</b>	Confirm 7/1/25 (2/3 Vote)					

## Text of Legislative File 88741

### Title

Report of the Mayor submitting resident committee appointments (introduction 6-17-2025; action 7-1-2025).

### Body

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

### \*2/3 vote required for confirmation of non-city residents.

Pursuant to Sec. 3.30(2) of the Madison General Ordinances, "...provision shall not apply to a member of or candidate for appointment to a City of Madison board, committee or commission where, in the judgement of the mayor and two-thirds (2/3) of the Common Council, the best interests of the city will be served by the appointment of a non-resident member who is particularly well qualified by reasons of education, background, and experience with Madison business concerns or other Madison-based employers and the Mayor specifies fully to the

Common Council the reasons why he or she is recommending such appointment."

### **DISABILITY RIGHTS COMMISSION**

LARRY D. LOVE (14th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 1-9-2024.  
TERM EXPIRES: 4-30-2028

JOSEPH A. FROST (6th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 2-25-2020.  
TERM EXPIRES: 4-30-2028

NAKIA S. WILEY (7th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 8-1-2023.  
TERM EXPIRES: 4-30-2028

### **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."*

\*KENDRA M. BUCHANAN, Fort Atkinson - appoint to the remainder of a three-year term to the position of State Street Area - Business Owner succeeding Jacqueline Iribarren.  
TERM EXPIRES: 1-18-2028

*Rationale: Kendra Buchanan brings deep experience in business development and community engagement. As the Marketing Supervisor of the University Book Store, located at 711 State Street, she is keenly interested in strengthening and promoting downtown Madison businesses. Before moving to Madison, Kendra was involved in downtown Kenosha and has a long, diverse history of community engagement.*

### **POLICE AND FIRE COMMISSION**

MARTHA VUKELICH-AUSTIN (5th A.D.) - reappoint to a five-year term to the position of Adult City Resident. First appointed 1-28-2025.  
TERM EXPIRES: 5-1-2030

### **PUBLIC SAFETY REVIEW COMMITTEE - HOLD 7/1???**

LYNN N. WAISHWELL (9th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 6-18-2024.  
TERM EXPIRES: 4-30-2028

**SISTER CITY COLLABORATION COMMITTEE**

JENNIFER C. JOHNSON (4th A.D.) - reappoint to a three-year term to the position of Sister City Representative. First appointed 9-20-2022.  
TERM EXPIRES: 2-19-2028

Respectfully submitted,

Satya Rhodes-Conway  
Mayor



# City of Madison

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

## Master

**File Number: 85943**

**File ID:** 85943

**File Type:** Report

**Status:** Presidential  
Business

**Version:** 1

**Reference:**

**Controlling Body:** Council Office

**File Created Date :** 10/31/2024

**File Name:** Confirming the Madison Common Council meeting  
formats through September 16, 2025

**Final Action:**

**Title:** Confirming the Madison Common Council meeting formats through September  
16, 2025:

7/1/25 - Hybrid (Virtual & CCB 201)  
7/15/25 - Hybrid (Virtual & CCB 201)  
8/5/25 - Hybrid (Virtual & CCB 201)  
9/2/25 - Hybrid (Virtual & CCB 201)  
9/16/25 - 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	10/31/2024	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				
<b>Action Text:</b> This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER							

### Text of Legislative File 85943

**Title**

Confirming the Madison Common Council meeting formats through September 16, 2025:

7/1/25 - Hybrid (Virtual & CCB 201)  
7/15/25 - Hybrid (Virtual & CCB 201)  
8/5/25 - Hybrid (Virtual & CCB 201)  
9/2/25 - Hybrid (Virtual & CCB 201)  
9/16/25 - Hybrid (Virtual & CCB 201)



# City of Madison

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

## Master

**File Number: 88148**

**File ID:** 88148

**File Type:** Resolution

**Status:** Items Referred

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF PARK  
COMMISSIONERS

**File Created Date :** 04/29/2025

**File Name:** Authorizing the Mayor and Clerk to enter into an  
Amended View Preservation Easement for Merrill  
Springs Park (District 19)

**Final Action:**

**Title:** Authorizing the Mayor and Clerk to enter into an Amended View Preservation  
Easement for Merrill Springs Park (District 19)

### Notes:

**Sponsors:** John P. Guequierre And Derek Field

**Effective Date:**

**Attachments:** Merrill Springs View Preservation Easement  
Amendment (Final).pdf,  
050525\_CC\_public\_comments.pdf, Merrill Springs  
Easement Public Submittal BPC 05.14.25.pdf

**Enactment Number:**

**Author:** Chad Hughes

**Hearing Date:**

**Entered by:** nmiller@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/29/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Board of Park Commissioners (5/14/25), Common Council (5/20/25)						
1	COMMON COUNCIL	05/06/2025	Refer	BOARD OF PARK COMMISSIONER S			Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.						
1	BOARD OF PARK COMMISSIONERS	05/14/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER				Pass

**Action Text:** Ryan provided an overview and shared last minute request for changes. Would need to go to Council to request it be re-referred to June's Board of Park Commissioners meeting for further discussion.

Registered speaker Faith Fitzpatrick of Friends of Merrill Springs Park spoke in opposition.  
Registered speaker Kimberly McBride was in opposition and available to answer questions.

Motion made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER to Board of Park Commissioners meeting in June - REPORT OF OFFICER. Motion passed by voice vote/other.

**Notes:** Motion made by Field, seconded by Glenn, to Refer back to Board of Park Commissioners meeting of 6/11/25, Common Council 6/17/25

1	COMMON COUNCIL	05/20/2025	Re-refer	BOARD OF PARK COMMISSIONER S	Pass
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**Action Text:** A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

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## Text of Legislative File 88148

### Fiscal Note

No Fiscal Impact.

### Title

Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)

### Body

WHEREAS, Merrill Springs Park, located at 5102 Spring Ct., was created when the .28 acres of land originally making up the park, Lot 37, Block One Spring Harbor, was conveyed to the Madison Park and Pleasure Drive Association (MPPDA) by the Spring Harbor Company in 1910. The land was later conveyed by the MPPDA to the City of Madison in 1937 and has been maintained as a park by the City ever since; and,

WHEREAS, in 2011, the City entered into an agreement with the owners of 5050 Lake Mendota Drive to purchase .35 acres of property to expand Merrill Springs Park (Legistar File # 24359). As a condition of this purchase, the City granted the owners a view preservation easement (the "Easement") over the Park, which Easement (Doc. No. 4829662) was intended to preserve the view of Lake Mendota from their property; and,

WHEREAS, in order to preserve the view from to Lake Mendota that existed at the time of the purchase and granting of the Easement, the Easement provided that the view would be documented photographically in the summer following the execution of the Easement. However, this was not done and there is uncertainty between the City and the current owners of the benefited property regarding the extent of the Easement; and,

WHEREAS, the City and the current owners of 5050 Lake Mendota Drive are in agreement that the Easement should be amended to clarify and better define the view preservation easement, consistent with the intent of the original parties to the easement.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Mayor and the City Clerk are authorized to execute an Amended View Preservation Easement for Merrill Springs Park with the owners of 5050 Lake Mendota Drive, on terms consistent with the amendment attached

hereto, and in a form approved by the City Attorney.

**AMENDED VIEW PRESERVATION  
EASEMENT**

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This **Amended View Preservation Easement** (the “Amendment”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the **City of Madison**, a Wisconsin municipal corporation (the “City”), and **Jessica Y. and Kendall W. Harrison** (the “Grantee”).

WITNESSETH:

WHEREAS, the City is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, with the address of 5102 Spring Ct. in Madison, and more particularly described on attached Exhibit A (“Merrill Springs Park”); and,

WHEREAS, Grantee is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, with the address of 5050 Lake Mendota Dr., and more particularly described on attached Exhibit A (“Grantee’s Property”); and,

WHEREAS, on December 29, 2011, the City acquired Lot 2 of Certified Survey Map No. 12633 from Grantee’s predecessors in interest to expand Merrill Springs Park. As a condition of this purchase, on December 30, 2011, the City granted a Permanent Limited Easement for View Preservation over a portion of Merrill Springs Park for the benefit of Grantee’s predecessors, their successors and assigns, for view preservation purposes, which easement is recorded in the Dane County Register of Deeds as Doc. No. 4829662 (the “Easement”); and,

WHEREAS, in order to preserve the view from Grantee’s Property to Lake Mendota that existed at the time of the purchase and granting of the Easement, the Easement provided that the view would be documented photographically in the summer following the execution of the Easement. However, this was not done and there is uncertainty between the City and the Grantee (the “Parties”) regarding the extent of the Easement; and,

WHEREAS, the Parties are in agreement that the Easement should be amended to clarify and better define the view preservation easement.

NOW, THEREFORE, the City and the Grantee hereby amend the Easement, for the benefit of the Grantee, their successors and assigns.

This Amendment is subject to the following terms and conditions:

1. Exhibits A and B of the Easement are replaced by Exhibits A, B and C to this Amendment.

---

RETURN TO: City of Madison  
EDD – Office of Real Estate Services  
P.O. Box 2983  
Madison, WI 53701-2983

Tax Parcel Nos: 251-0709-184-0122-8  
251-0709-184-0126-0



2. Paragraph 1 of the Easement is amended as follows:

“1. Purpose. The purpose of the Easement is to ~~preserve the existing view~~ protect the view of Lake Mendota from the Grantee’s residence located at 5050 Lake Mendota Drive, Madison, WI, legally described as Lot 1, Certified Survey Map No. 12633, through Merrill Springs Park. The portion of Merrill Springs Park subject to this view preservation easement (the “Easement Area”) is described on Exhibit B and depicted on Exhibit C.”

3. Paragraph 2 of the Easement is amended as follows:

“2. Easement Holder’s Rights. The Grantee’s easement rights include, and are limited to, the restriction on the construction of structures and the planting and maintenance of trees and certain vegetation in the Easement Area by the City which would obstruct the Grantee’s view of Lake Mendota from the Grantee’s residence located at 5050 Lake Mendota Drive, ~~as it currently exists.~~ The Grantee shall also have the right to trim trees and non-compliant vegetation in the Easement Area, as set forth in Paragraph 4 of the Amendment, at the Grantee’s expense, to protect ~~preserve~~ the view of Lake Mendota from Grantee’s residence, ~~as currently exists. The existing view from the Grantee’s residence shall be established by photographic documentation in the summer following the execution of this Easement. Grantee shall allow representatives of the City onto Grantee’s property and into Grantee’s residence, at a mutually agreeable time, to make such documentation. Once the documentation is agreed to, it shall be incorporated into this Easement and shall be filed at the City Clerk’s Office along with a copy of this Easement.”~~

4. Vegetation Restrictions. In order to protect Grantee’s view within the Easement Area, extending north toward Lake Mendota from Grantee’s Property, and as depicted on Exhibit C, the City’s planting and maintenance of vegetation is restricted as follows:

- The first twenty-five (25) feet north from Grantee’s Property towards Lake Mendota shall be Zone 1. Within Zone 1, plantings shall not exceed four (4) feet in height from the ground.
- The next twenty-five (25) feet towards Lake Mendota shall be Zone 2. Within Zone 2, plantings shall not exceed six (6) feet in height from the ground.
- The next twenty-two (22) feet towards Lake Mendota shall be Zone 3. Within Zone 3, plantings shall not exceed ten (10) feet in height from the ground.
- Beyond Zone 3 towards the Lake Mendota shoreline shall be Zone 4. Within Zone 4, plantings shall not exceed ten (10) feet in height from the ground.

The City shall be responsible for maintaining vegetation within the applicable Zones at or below these height restrictions. Grantee shall have the right to trim vegetation in the Easement Area, at Grantee’s expense, to the extent that vegetation exceeds the height thresholds in the applicable Zones.

For the purposes of this Easement and this Amendment, the term “vegetation” does not

include trees, which remain subject to Paragraphs 2 and 3 of the Easement. “Trees” are defined as any single stemmed, woody plant.

5. Paragraph 3 of the Easement is amended as follows:

“3. Reserved Rights. The City retains all ownership rights that are not expressly restricted by this Easement and are not inconsistent with this grant; including but not limited to the right to sell, mortgage, or donate the property subject to the terms and conditions of this Easement. After providing notice to Grantee, the City is entitled to replace, in the same general location, any tree within the Easement Area with a similar tree of similar height and crown, and may add other trees on the Merrill Springs Park property outside the Easement Area at its sole discretion.”

6. Paragraph 4 of the Easement is amended as follows:

“4. Restrictions on Use. Notwithstanding the provisions of Paragraph ~~4~~ 3 and Paragraph 4 of the Amendment, the Grantee’s use of this Easement shall be restricted as follows:

- a. The Grantee shall contact the City Parks Division seven (7) days prior to any vegetation or tree trimming in the Easement Area. No vegetation or tree trimming will be allowed in the Easement Area without prior written approval of the City Parks Division, which consent shall not be unreasonably withheld. Tree trimming will be allowed, provided that it isn’t a risk to the tree’s health, and the trimming is necessary to protect the view from the Grantee’s residence.
- b. The Grantee shall not use the Easement Area for open storage of or permanent parking of vehicles or equipment of any kind.”

7. Paragraph 5 of the Easement is amended as follows:

“5. Vegetation and Tree Trimming and Maintenance.

- a. The work of tree trimming shall be done and completed in a good and professional manner, and the work of vegetation trimming shall be done in an appropriate manner consistent with Parks Division standards, at the sole expense of the Grantee and shall be performed in such a manner as in no way to interfere with or endanger the use of the Easement Area. In all cases, the Grantee shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any vegetation and tree trimming and maintenance activity. To the extent that City Ordinances may otherwise prevent Grantee from exercising its right to trim vegetation and trees in the Easement Area, the City agrees that the terms of this Easement control and that vegetation and tree trimming pursuant to the terms and conditions of this Easement is permissible in the Easement Area.

- b. Following any vegetation and tree trimming activity by Grantee in the Easement Area (or as soon thereafter as weather reasonably permits), the Grantee will remove the loose brush or branches resulting from the trimming and promptly restore the Easement Area in a manner satisfactory to the City Parks Division.
- c. Grantee shall not be responsible for the cost of any vegetation and tree trimming activities undertaken by the City or initiated by the City. Grantee shall not be responsible for restoration or cleanup related to vegetation and tree trimming activities undertaken by the City or initiated by the City.”

8. Paragraph 10 of the Easement is replaced as follows:

“10. Notices. All notices to be given under the terms of this Amendment 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 utilize 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 Amendment.

For the City:           City of Madison Parks Division  
                                Attention: Parks Superintendent  
                                330 E. Lakeside St.  
                                Madison, WI 53715  
                                parks@cityofmadison.com

For Grantee:           Jessica & Kendall Harrison  
                                5050 Lake Mendota Drive  
                                Madison, WI 53705  
                                jtyharrison@gmail.com  
                                kharrison@gklaw.com

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.”

9. Counterparts; Electronic Delivery. This Amendment and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Amendment may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Amendment may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Amendment may be delivered by facsimile or email and upon receipt will be deemed original and binding

upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Amendment, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties have entered into this Amended View Preservation Easement as of the date written above.

**GRANTEES**

By: \_\_\_\_\_  
Jessica Y. Harrison

By: \_\_\_\_\_  
Kendall W. Harrison

State of Wisconsin     )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named Jessica Y. and Kendall W. Harrison, known to me to be the persons who executed the above and foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

\_\_\_\_\_  
Print or Type Name  
My Commission: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF MADISON**

By: \_\_\_\_\_  
Satya Rhodes-Conway, Mayor

By: \_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk

**AUTHENTICATION**

The signatures of Satya Rhodes-Conway, Mayor, and Maribeth Witzel-Behl, Clerk, on behalf of the City of Madison, are authenticated on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Doran Viste, Assistant City Attorney  
Member of the Wisconsin Bar

Drafted by the City of Madison City Attorney's Office

Real Estate Project No. 9567

Execution of this easement by the City of Madison is authorized by Resolution Enactment No. RES-\_\_\_\_ - \_\_\_\_\_, File ID No. \_\_\_\_\_, approved by the Board of Park Commissioners on \_\_\_\_\_, 2025, and adopted by the Common Council on \_\_\_\_\_, 2025.

## **Exhibit A**

### **Legal Description of Merrill Springs Park:**

Lot 37, Block One Spring Harbor, and Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5102 Spring Court
Tax Parcel No.	251-0709-184-0122-8

### **Legal Description of Grantee's Property:**

Lot 1, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5050 Lake Mendota Drive
Tax Parcel No.	251-0709-184-0126-0

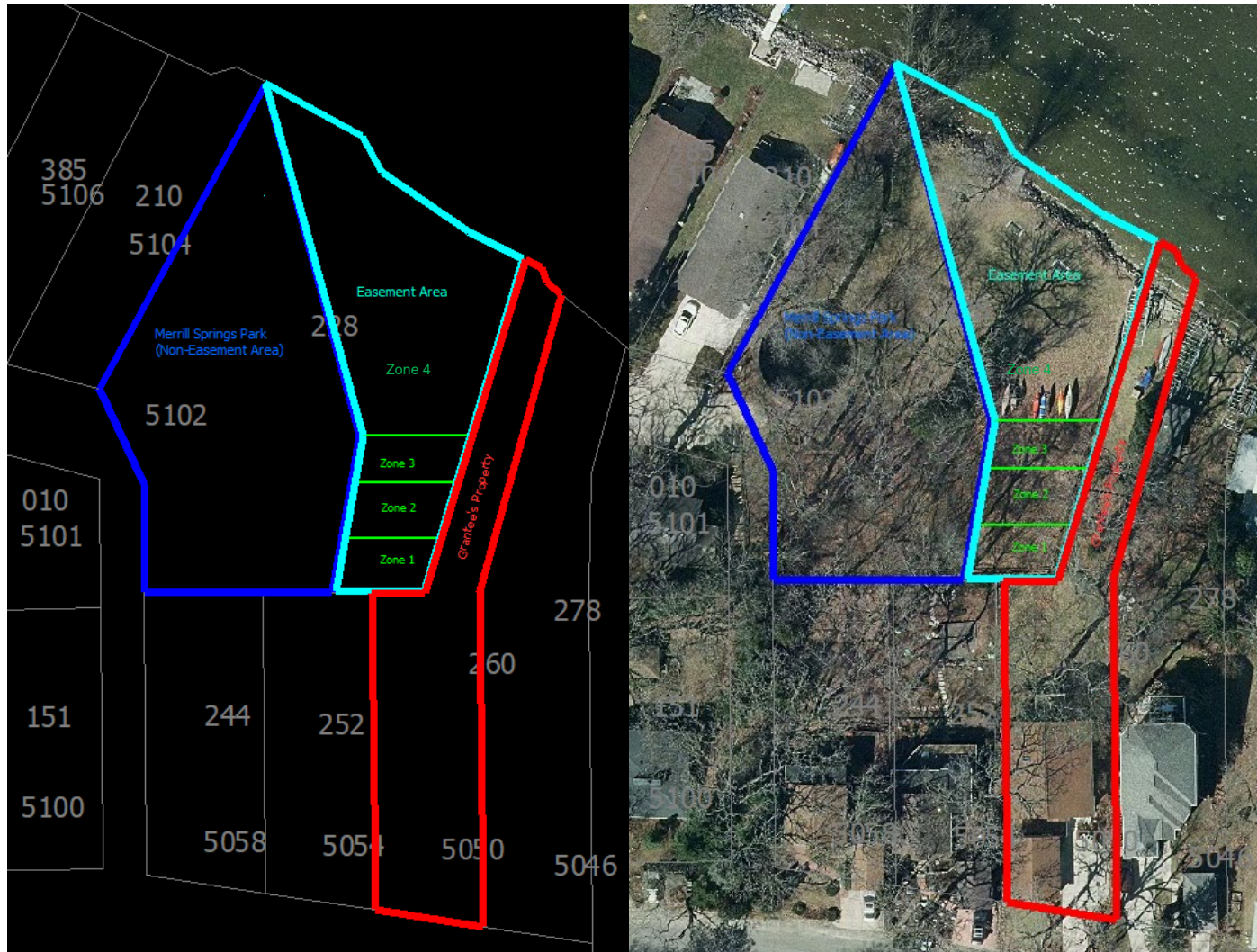
## **Exhibit B**

### **Easement Area:**

That portion of Lot 37, Block One Spring Harbor, and Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 2, Certified Survey Map No. 12633, and continuing west along the southern line of Lot 2 for 41 feet, then continuing northeasterly in a line approximately parallel to the eastern line of Lot 2 for 73 feet to a point that is 50 feet from the nearest point on the eastern line of Lot 2, then continuing northwesterly approximately 170 feet to the northwest corner of Lot 37, Block One Spring Harbor and the ordinary high water mark of Lake Mendota, then continuing east along the shoreline of Lake Mendota to the eastern line of Lot 2, then continuing S17°02'43"W, approximately 137 feet to the southeast corner of Lot 2 and the point of beginning.

## Exhibit C





**From:** [Faith Fitzpatrick](#)  
**To:** [All Alders](#)  
**Subject:** Item 90, Legistar 88148 Merrill Springs View Preservation Easement Amendment  
**Date:** Sunday, May 4, 2025 10:29:48 PM  
**Attachments:** [90.88148.FMS.easement.objection.pdf](#)  
[original View Preservation Easement.photos.pdf](#)

---

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

Please see attached comments from Friends of Merrill Spring Park concerning a view easement amendment for the Council meeting on May 6. A copy of the original easement with the photo addendum for reference is also attached.

Thank you,

Faith Fitzpatrick  
Vice President  
Friends of Merrill Spring Park

**DATE: May 4, 2025**

**TO: Board of Parks**

**Common Council**

**Alder Guequierre District 19**

**Mayor Satya Conway-Rhoads**

**FROM: Friends of Merrill Spring Park Board**

**RE: Item 90, Legistar 88148 Merrill Springs View Preservation Easement Amendment**

The Board of the Friends of Merrill Springs Park has been long involved in the care of the small pocket park that was expanded in 2012 via the City's purchase of land from the Margetis Family. The purchase included a permanent limited easement for view preservation from the house at 5050 Lake Mendota Drive on and over the new purchase area (Document # 4829662, 1/5/2012). The legal description of the easement area was recorded as "Lot 2", certified survey Document # 4504885. The City Files for the Easement include "Subject Property Photo Addendum". Recently the City and current owner of 5050 Lake Mendota Drive (Grantee) drafted an "Amended View Preservation Easement". The Friends of Merrill Spring Park Board have reviewed the proposed amended easement and have concluded that the amendment incorrectly favors and expands the original view easement for the benefit of the grantee over the public. The trees on the original park property provide shoreline erosion protection, park visitor privacy, cooling shade, and enhanced views of wildlife. The Board firmly recommends that the subject property photo addendum attached to the original easement be included in the amendment. The three photographs included in the addendum clearly show that the extent of the 5050 Lake Mendota Drive view toward the original park was limited by a 2-story house on Lot 2 and thick vegetation and trees along the park's fenceline.

Also, the draft easement document needs to be updated to address the following inconsistencies.

**In the WITNESSETH Section, the 3rd Whereas paragraph** states "... over a portion of Merrill Springs Park....". This statement is incorrect and should be "... over the Easement Area of Lot 2" according to Exhibit A of the original Easement agreement.

**In the WITNESSETH Section, the 4<sup>th</sup> Whereas paragraph** states that photos were not taken to document the "Easement View" during the summer following the execution of the easement. However, the original Easement document (January 5 2012, Document 4829662) defined the easement view "as currently exists" and had "subject property photo addendum" from the Appraisal of 5100 Spring Court (City Files File No 5100SpringCourt GPAR) as reference. The photos clearly show that the view toward the west side of Lot 2 and the original park area was blocked by two large oaks and a 2-story cottage, a heavily wooded hillslope extended southward from the spring cistern, and heavy vegetation along the fenceline, and three large trees (2 willows and 1 silver maple) along the

shoreline. These photos were used by the City for an evaluation of this expensive purchase and should be considered sufficient documentation. This paragraph needs to be updated to include the three photos included in the Subject Property Photo Addendum.

**Item 1:** The amendment specifically needs to include Exhibit D – the Subject Property Photo Addendum from the first easement document.

**Item 2. Paragraph 1 of the Easement “Purpose”** – The original wording should be kept.

**Item 3 Paragraph 2 “Easement Holder’s Rights** – The updated wording in this paragraph expands the Grantee’s vegetation management activities to more than trees and greatly expands their view area to include the original park, the wooded bluff, and its shoreline. The Grantee’s rights should remain true to the original view easement -- trimming trees in their original view area in the eastern portion of Lot 2.

**Item 4 Vegetation Restrictions** – These greatly expand the Grantee’s rights beyond the original intent of the easement and unduly impinge on the park’s users. For example, the proposed amendment states that trees 10 feet in height shall be allowed in Zone 4. Zone 4 includes the original park area, which was never included in the original easement. There are three highly valuable shore-protecting tall trees in Zone 4 in the original park area (not ever owned by the Harrisons/Margetis Family). The Proposed amendment is saying that the Harrison’s or subsequent owners of 5050 Lake Mendota Dr (LMD) may trim these trees to 10 Feet! The area of Zone 4 needs to be corrected by NOT including original park area.

Even though the house and fence along Lot 2 have been taken out since the purchase, the silver maple and concrete slab mark the western extent of the view of the lake from 5050 Lake Mendota Drive.

**Exhibit C** – The proposed viewshed (light blue line) extends through the full extent of the original park land. It needs to be adjusted to extend the western boundary line northeast along what was the original fenceline between the park and Lot 2. The wooded bluff and hillside as it existed in the original easement shall not be included in this amendment.

The original easement and the city file photos in the addendum are attached.



8 3 3 1 4 2 7

Tx:8200805

## PERMANENT LIMITED EASEMENT FOR VIEW PRESERVATION

The **City of Madison**, a Wisconsin municipal corporation (the "City") being the owner of the property hereinafter described, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does grant, set over and convey to **Bill N. Margetis** (the "Grantee"), a permanent limited easement for view preservation (the "Easement") on and over (the "Easement Area") described on attached Exhibit A, and depicted on attached Exhibit B.

WITNESSETH:

WHEREAS, the City is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, as more particularly described on attached Exhibit A; and

WHEREAS, the City desires to grant and record permanent limited easement for view preservation purposes on and over the City's Property to the Grantee.

NOW, THEREFORE, the City hereby grants to and for the benefit of the Grantee, their successors and assigns, a permanent limited easement for view preservation purposes on and over the Easement Area.

This Easement is subject to the following terms and conditions:

1. Purpose. The purpose of the Easement is to preserve the existing view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive, Madison, WI, legally described as Lot 1, Certified Survey Map No. 12633.
2. Easement Holder's Rights. The Grantee's easement rights include, and are limited to, the restriction on the construction of structures and planting of trees in the Easement Area by the City which would obstruct the Grantee's view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive, as it currently exists. The Grantee shall also have the right to trim trees in the Easement Area, at the Grantee's expense, to preserve the view of Lake Mendota as currently exists. The existing view from the Grantee's residence shall be established by photographic documentation in the summer following the execution of this Easement. Grantee shall allow representatives of the City onto Grantee's property and into Grantee's residence, at a mutually agreeable time, to make such documentation. Once the documentation is agreed to, it shall be incorporated into this Easement and shall be filed at the City Clerk's Office along with a copy of this Easement.

**KRISTI CHLEBOWSKI**  
**DANE COUNTY**  
**REGISTER OF DEEDS**

**DOCUMENT #**

**4829662**

01/05/2012 12:08 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 7

RETURN TO: City of Madison  
EDD – Office of Real Estate Services  
P.O. Box 2983  
Madison, WI 53701-2983

Tax Parcel No.s: 251-0709-184-0123-6  
251-0709-184-0126-0

3. Reserved Rights. The City retains all ownership rights that are not expressly restricted by this Easement and are not inconsistent with this grant; including but not limited to the right to sell, mortgage, or donate the property subject to the terms and conditions of this Easement.
4. Restrictions on Use. Notwithstanding the provisions of Paragraph 1, the Grantee's use of this Easement shall be restricted as follows:
  - a. The Grantee shall contact the City Parks Division prior to any tree trimming in the Easement Area. No tree trimming will be allowed in the Easement Area without prior written approval of the City Parks Division, which consent shall not be unreasonably withheld.
  - b. Grantee shall not use the Easement Area for open storage of or permanent parking of vehicles or equipment of any kind.
5. Tree Trimming and Maintenance.
  - a. The work of tree trimming shall be done and completed in a good and professional manner at the sole expense of the Grantee and shall be performed in such a manner as in no way to interfere with or endanger the use of the Easement Area. In all cases, the Grantee shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any tree trimming and maintenance activity. To the extent that City Ordinances may otherwise prevent Grantee from exercising its right to trim trees in the Easement Area, the City agrees that the terms of this Easement control and that tree trimming pursuant to the terms and conditions of this Easement is permissible in the Easement Area.
  - b. Following any tree trimming activity by Grantee in the Easement Area (or as soon thereafter as weather reasonably permits), the Grantee will promptly restore the Easement Area in a manner satisfactory to the City Parks Division.
  - c. Grantee shall not be responsible for the cost of any tree trimming activities undertaken by the City or initiated by the City. Grantee shall not be responsible for restoration or cleanup related to tree trimming activities undertaken by the City or initiated by the City.
6. Termination. In the event the Grantee defaults in the performance of any term or condition of this Easement and fails to remedy such default within thirty (30) days after written notice from the City, the City shall have the right, at its sole option, to declare this Easement void and terminate the same. 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 Grantee shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the Grantee 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.

7. Indemnification. The Grantee shall be liable to and 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 officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Grantee or its agents, employees, or subcontractors, in the performance of activities permitted under paragraphs 5a. or 5b. of this Easement. Negligence on the part of the City and its officials, officers, agents or employees shall not eliminate the indemnification obligation stated in the preceding sentence.
8. Additionally, Grantee's tree trimming contractor shall carry commercial general liability insurance including contractual liability with no less than the following limits of liability, as may be adjusted, from time to time, by the City's Risk Manager: bodily injury, death and property damage of \$1,000,000 per occurrence. The policy or policies shall name the City as an additional insured. As evidence of this coverage, Grantee's tree trimming contractor shall furnish to the City a certificate of insurance on a form provided by the City.
9. Authorized Agent. The City of Madison Parks Division or the Park Division's designee is hereby designated as the official representative of the City for the enforcement of all provisions of this Easement, with authority to administer this Easement lawfully on behalf of the City.
10. Notices. All notices to be given under the terms of this Easement 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:

For the City:      City of Madison Parks Division  
                         Attention: Parks Superintendent  
                         210 Martin Luther King Jr. Blvd.  
                         Room 104  
                         Madison, WI 53703

For Grantee:      Bill Margetis  
                         5050 Lake Mendota Drive  
                         Madison, WI 53705

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.

11. Compliance. The City and the Grantee shall comply with all applicable laws, including, but not limited to, any laws, standards, regulations, or permit requirements relating to environmental pollution or contamination or to occupational health and safety.
12. Severability. If any term or provision of this Easement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any of the remaining terms and provisions of this Easement and the same shall continue to be effective to the fullest extent permitted by law.
13. Binding Effect. This Easement shall inure to the benefit of the Grantee, their successors and assigns, and shall be binding upon the City, and their respective successors and assigns.
14. Covenants Run with Land. All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the City and Grantee and their respective successors and assigns. The party named as Grantee in this Agreement and any successor or assign to the Grantee as fee simple owner of Lot 1, CSM 12633, shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in Lot 1, CSM 12633.

Dated this 30TH day of DECEMBER, 2011.



**CITY OF MADISON**

By: *Paul R. Soglin*  
Paul R. Soglin, Mayor

By: *Maribeth L. Witzel-Behl*  
Maribeth L. Witzel-Behl, City Clerk

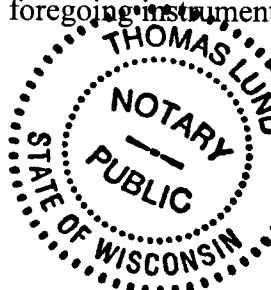
State of Wisconsin     )  
                                      )ss.  
County of Dane         )

Personally came before me this 30TH day of December, 2011, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

*Jerome C. Lund*  
Notary Public, State of Wisconsin  
JEROME C. LUND  
Print or Type Name  
My Commission: 10/19/2014

State of Wisconsin     )  
                                      )ss.  
County of Dane         )

Personally came before me this 29<sup>th</sup> day of December, 2011, the above named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

A circular notary seal for Thomas Lund, Notary Public, State of Wisconsin. The seal features the text "THOMAS LUND" at the top, "NOTARY PUBLIC" in the center, and "STATE OF WISCONSIN" at the bottom.  
*Thomas Lund*  
Notary Public, State of Wisconsin  
THOMAS LUND  
Print or Type Name  
My Commission: 05/25/2015

Drafted by the City of Madison Office of Real Estate Services

Project No. 9567

Execution of this easement by the City of Madison is authorized by Resolution Enactment No. RES-11-00965, File ID No. 24359, adopted November 29, 2011.



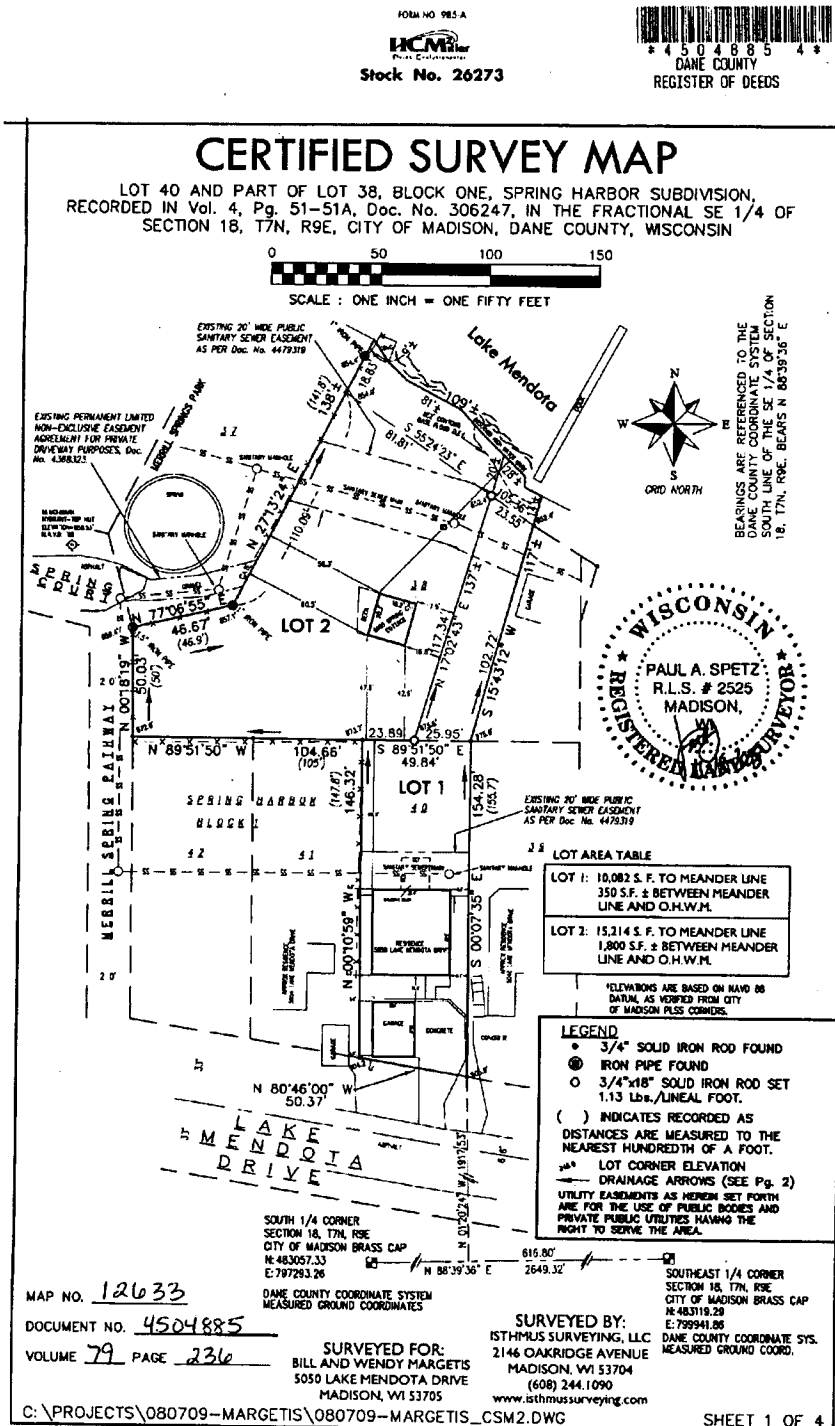
## **Exhibit A**

### **Legal Description of Easement Area:**

Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5100 Spring Court
Tax Parcel No.	251-0709-184-0123-6

# Exhibit B



Viewers are advised to ignore the  
illegible text on this exhibit. It is  
presented to show spatial relationships  
only.

Authorized by:

*Leon Paul*

This page from city files, not recorded with easement document



View north along eastern border of site

Margetis View Amenity

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Madison	File No.: 5100SpringCourt_GPAR
Property Address: 5100 Spring Court	Case No.:
City: Madison	State: WI Zip: 53705

This page from city files, not recorded with easement document

Margetis Residence



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: March 7, 2011  
Appraised Value: \$ 861,000



REAR VIEW OF  
SUBJECT PROPERTY

**From:** jeff.prey@gmail.com <jeff.prey@gmail.com>

**Sent:** Tuesday, May 13, 2025 9:42 AM

**To:** Park Commission <pacommission@cityofmadison.com>

**Subject:** Comment - Legistar 88148 Merrill Springs View Preservation Easement Amendment

You don't often get email from [jeff.prey@gmail.com](mailto:jeff.prey@gmail.com). [Learn why this is important](#)

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

I am opposed to the current amended language in the Merrill Springs View Preservation Easement for the following reasons:

1. This is an expansion of the current easement as shown by the zone 4 delineation. Zone 4 includes the original park area, which was never included in the original easement.

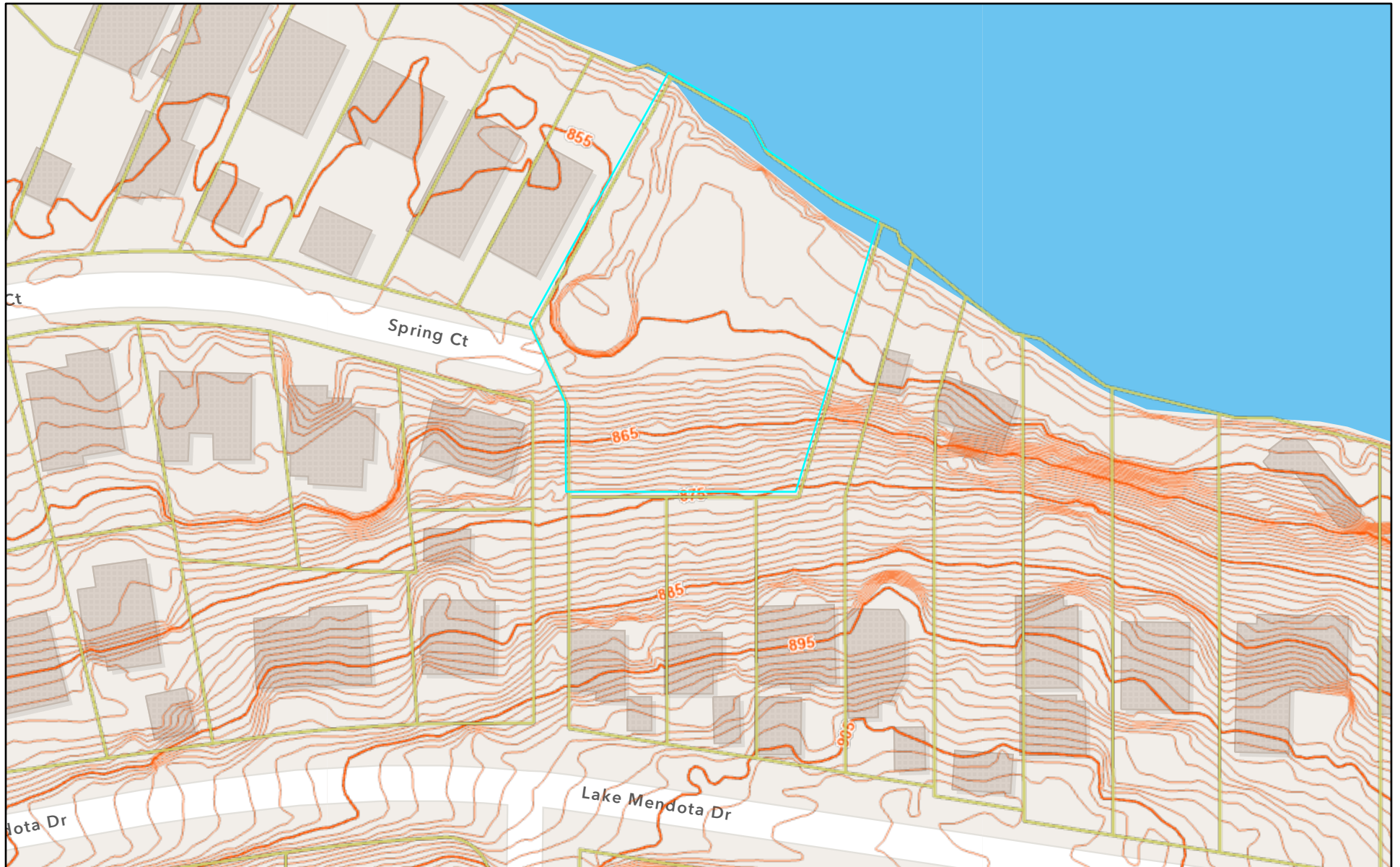
2. Photographic evidence does exist as part of the Appraisal of 5100 Spring Court (City Files File No 5100SpringCourt GPAR). This, along with new photographic evidence should be taken as to establish a baseline on what defines this view.

3. Zone planting heights are arbitrary A viewshed analysis needs to be done to establish a defined vegetation height limit. Lakeshore elevation to the subject's residential structure is approximately 35 feet of vertical elevation gain (attach\_1.pdf)




- Jeff Prey

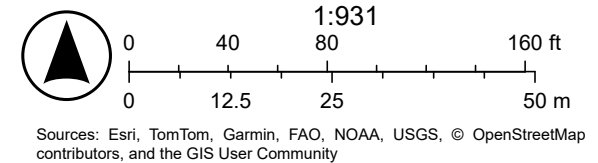


# Dane County Map



5/13/2025, 9:34:00 AM

 Parcels  
 1 foot Intervals  
 5 foot Intervals



From: Kimberly McBride <kasmcbride@gmail.com>  
Sent: Wednesday, May 14, 2025 3:15 PM  
To: Park Commission <pacommission@cityofmadison.com>  
Subject: Item 14, File #88148

[You don't often get email from [kasmcbride@gmail.com](mailto:kasmcbride@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 Parks Commission,

I do not support the amended view preservation easement for Merrill Springs Park.

I am a long time resident of the Spring Harbor neighborhood and am a past board member of the Spring Harbor Neighborhood Association and past president of the Indian Hills Garden Club. I am currently an active member of the Merrill Springs Park board. This small gem of a park is very important to the neighborhood and other visitors who are fortunate enough to visit it. Its location at the base of a wooded north facing slope has always made it private and cooler in the summer months when it is most visited. The amended view preservation easement is now asking for even more of a treeless view than before. The requested view now reaches west to the mouth of the spring channel where several mature trees grow. I am concerned about those trees, the privacy that is now gone and the wooded shade and cool respite that this park has always offered. I have talked to individuals who used to do morning yoga and sun bathe in this park for the privacy it afforded no longer feel comfortable doing so. Even the dark sky at night has changed in the park as the house which looms over the park shines down on it with no trees to filter the light.

Please reconsider approving this amended view easement for Merrill Springs Park. I feel strongly that compromise is possible for an easement that does not change the feel and use of this wonderful space.

Thank you, Kim McBride



# City of Madison

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

## Master

**File Number: 88451**

**File ID:** 88451

**File Type:** Resolution

**Status:** Items Referred

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/23/2025

**File Name:** Authorizing the City to Execute the First Amendment to Lease Agreements, Future Easements and a Stormwater Agreement with Dane County Pertaining to Yahara Hills Golf Course and the Future Landfill. (District 16)

**Final Action:**

**Title:** Authorizing the City to Execute the First Amendment to Lease Agreements, Future Easements and a Stormwater Agreement with Dane County Pertaining to Yahara Hills Golf Course and the Future Landfill. (District 16)

**Notes:**

**Sponsors:** Sean O'Brien

**Effective Date:**

**Attachments:** Amended Golf Course and Maintenance Building Lease (Final).pdf

**Enactment Number:**

**Author:** Dave Vetovec

**Hearing Date:**

**Entered by:** nmiller@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	05/23/2025	Referred for Introduction				
	<b>Action Text:</b> This Communication was Referred for Introduction						
	<b>Notes:</b> Board of Park Commissioners (6/11/25), Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	BOARD OF PARK COMMISSIONERS		06/11/2025	
	<b>Action Text:</b> This Resolution was Referred to the BOARD OF PARK COMMISSIONERS						
	<b>Notes:</b> Additional referral to Finance Committee						
1	BOARD OF PARK COMMISSIONERS	06/03/2025	Referred	FINANCE COMMITTEE			
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	Return to Lead with the Recommendation for Common Council to Adopt	BOARD OF PARK COMMISSIONERS		06/11/2025	Pass



**Action Text:** A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Common Council to Adopt to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

1	BOARD OF PARK COMMISSIONERS	06/11/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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**Action Text:** Laschinger provided a brief of the Lease Amendments.

Motion passed by Williams, seconded by Harrington, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER.. Motion passed by voice vote/other.

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## Text of Legislative File 88451

### Fiscal Note

The proposed resolution authorizes the First Amendment to the Yahara Hills Golf Course Ground and Maintenance Facility Leases, future easements for the landfill, and a future stormwater agreement. Under the Lease Amendments, the Yahara Golf Course is authorized to operate 36 holes of golf through October 31, 2025 or the start of construction of the Sustainability Campus, and 18 holes of golf through 2042, which lease amendment will allow for increased revenue at Yahara Golf Course in 2025. The City's future granting of easement rights to the County as part of the agreement is part of the consideration provided to secure this Amendment, and no fees or costs will be required as a condition of the easements. No additional appropriation is required.

### Title

Authorizing the City to Execute the First Amendment to Lease Agreements, Future Easements and a Stormwater Agreement with Dane County Pertaining to Yahara Hills Golf Course and the Future Landfill. (District 16)

### Body

WHEREAS, on February 27, 2023, consistent with the terms of the Sustainability Campus and Landfill Development Agreement entered into between the City and the County (the "Parties"), the County purchased 231.28 acres of real estate from the City. The property in question, which has the addresses of 7103 Millpond Rd. and 4402 Brandt Rd. in the City of Madison (hereinafter "the Property"), was a portion of the City's Yahara Hills Golf Course (the "Course"); and,

WHEREAS, as a condition of the sale of the Property, the Parties entered into two leases, the "Ground Lease-Yahara Hills Golf Course" (the "Ground Lease") and the "Lease-Yahara Hills Golf Course Maintenance Facility" (the "Maintenance Facility Lease"), under which the City would be authorized to maintain certain golf course operations on the Property for a specified period of time, subject to the terms and conditions of the respective leases. Under the Ground Lease, the City is authorized to continue operating 36-holes through Oct. 31, 2024, and 27-holes through October 31, 2025; and,

WHEREAS, the City has additional needs to install irrigation equipment within the Property along with a need for continued access over the Property to access the Course, during the term of the Ground Lease; and,

WHEREAS, the County has an additional need for certain improvements within the Property, along with easements from the City over the City's remaining lands used for the Course to accommodate certain improvements required for the development and operation of the landfill; and,

WHEREAS, the City and the County have a mutual need to enter into an agreement pertaining to the stormwater at the Property and the Course, specifically the surface water drainage from the future landfill, compost site and sustainable business park (the "Sustainability Campus") onto the Course; and,

WHEREAS, given the development progress of Sustainability Campus on the Property, and the needs of the City and the County as noted herein, the Parties are agreeable to making certain amendments to the Ground Lease and the Maintenance Facility Lease (collectively, the "Leases"), along with the granting of future easements necessary for the future landfill and entering into a stormwater agreement pertaining to the Course and the Property.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the First Amendment to Lease Agreements with Dane County pertaining to Yahara Hills Golf Course Ground and Maintenance Facility Leases, on terms consistent with the First Amendment attached hereto and in a format approved by the City Attorney.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute future easements over the Course giving Dane County the authority to make certain improvements required for the development and operation of the future landfill, on terms approved by the Parks Superintendent or designee, and in a format approved by the City Attorney.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to enter into a stormwater agreement with Dane County pertaining to the surface water drainage from the Sustainability Campus to the Course, on terms approved by the Parks Superintendent or designee, and in a format approved by the City Attorney.

BE IT FINALLY RESOLVED that the Mayor and City Clerk, or the Parks Superintendent, shall be authorized to take any further action required to accomplish the purpose of this resolution and the First Amendment to Lease Agreements, as necessary, in a format approved by the City Attorney.

## **FIRST AMENDMENT TO THE YAHARA HILLS GOLF COURSE GROUND AND MAINTENANCE FACILITY LEASES**

---

This First Amendment to the Yahara Hills Golf Course Ground and Maintenance Facility Leases (the “Amendment”) is made and entered into by and between the County of Dane, a Wisconsin quasi-municipal corporation (hereinafter “County” or “Lessor”) and City of Madison, a Wisconsin municipal corporation (hereinafter “City” or “Lessee”).

### WITNESSETH:

WHEREAS, on February 27, 2023, consistent with the terms of the Sustainability Campus and Landfill Development Agreement entered into between the City and the County (the “Parties”), the County purchased 231.28 acres of real estate from the City. The property in question, which has the addresses of 7103 Millpond Rd. and 4402 Brandt Rd. in the City of Madison (hereinafter “the Property”), was a portion of the City’s Yahara Hills Golf Course (the “Course”); and,

WHEREAS, as a condition of the sale of the Property, the Parties entered into two leases, the “Ground Lease-Yahara Hills Golf Course” (the “Ground Lease”) and the “Lease-Yahara Hills Golf Course Maintenance Facility” (the “Maintenance Facility Lease”), under which the City would be authorized to maintain certain golf course operations on the Property for a specified period of time, subject to the terms and conditions of the respective leases; and,

WHEREAS, the County has an additional need for certain easements from the City over the City’s remaining lands used for the Course to accommodate certain improvements required for the development and operation of the landfill; and,

WHEREAS, given the development progress of the future landfill, compost site and sustainable business park (the “Sustainability Campus”) on the Property, and the needs of the City and the County, the Parties are agreeable to making certain amendments to the Ground Lease and the Maintenance Facility Lease (collectively, the “Leases”), as set forth in this Amendment, along with the granting of future easements, that will be determined at a later date.

NOW THEREFORE, in consideration of the above premises and covenants hereinafter expressed, the sufficiency of which is acknowledged by each party, Lessor and Lessee do agree as follows:

1. Purpose. The Purpose of this Amendment is to set forth the agreement of the Parties as it relates to amendments to the Leases. Because the issues overlap, the amendments are being combined into one agreement. In addition, this Amendment establishes the intent of the Parties to address the easement needs of the County necessary for the future landfill.

2. Section 1 of the Ground Lease is amended as follows:

“1. Leased Premises. The Lessor hereby demises and Leases the Leased Premises to Lessee, for Lessee’s use for the purpose of the continued operation of the Course on the Property, together with all other rights, privileges, easements, and appurtenances. The Leased Premises shall be as follows:

- a. From November 1, 2022 through October 31, 2025 or the start of construction on the Sustainability Campus, the Leased Premises shall be the entire extents of the Property to operate 36 holes of golf for the Course, as depicted on Exhibit B.
- b. If the County commences construction on the Sustainability Campus prior to October 31, 2025, the Leased Premises shall be that portion of the Property needed by Lessee to operate 27 holes of golf for the Course, as depicted on Exhibit C.
- c. On or after November 1, 2025, or the start of construction on the Sustainability Campus, whichever is later, the Leased Premises shall be that portion of the Property needed by Lessee to operate 18 holes of golf for the Course, as depicted on Exhibit D.

During the term of this Lease, the Lessor and Lessee may agree to modify the Leased Premises, provided that Lessee has at least the minimum number of holes for the Course identified herein. In addition, at its own discretion, Lessor, through the Director of Dane County Department of Waste & Renewables, may allow Lessee to use portions of the Property for Course purposes beyond these time limits, which permission may be conditioned on certain requirements.

Lessor shall give the Lessee 30 days' notice before the start of construction on the Sustainability Campus so that Lessee may prepare to reduce the playing holes consistent with this Section."

3. Section 4 of the Ground Lease is amended as follows:

- "4. Right to Construct Improvements. During the Lease Term, Lessee shall have the right to construct improvements reasonably associated with the operation of the Course, subject to Lessor approval. Lessee shall be responsible for all costs of construction. Upon Lessor request, any improvements constructed by Lessee shall be removed by Lessee at the end of the Lease Term. Lessee shall also have the right to operate, maintain, repair and store all materials, tools, consumables, equipment or other items reasonably associated with the operation of the Course. Lessee shall specifically be authorized to construct a new irrigation pipe across a portion of the Leased Premises to connect the City's irrigation well with the golf course, provided that the pipe and any associated work is outside the limits of construction of the landfill and its location is approved by the County.
- a. Any and all costs related to the Lessee's irrigation system, which include relocation, removal and well drilling, are the full responsibility of the Lessee.

In addition, during the Lease Term, Lessor shall be authorized to construct a perimeter berm and fencing around the landfill facility, as required by State law, provided that such improvements will not impede upon the playable portions of the Course. Once the fencing is installed, those portions of the Leased Premises within

the landfill perimeter fencing shall no longer be considered part of the Leased Premises.”

4. Section 8 of the Ground Lease is amended as follows:

“8. Access to Premises. Lessor and Lessor’s agents shall have the right to enter upon the Leased Premises at any time with or without notice for the purpose of making any inspection it may deem expedient to the proper enforcement of the covenants or conditions of this Lease, or the future development of the Sustainability Campus, provided that such inspection shall not unreasonably interfere with Lessee’s business. To avoid conflicts with golf operations and golf customers, when possible, Lessor shall provide reasonable notice to Lessee of the need for access, and the Parties shall attempt to find a mutually agreeable time and place for access. Provided that a point of access and roadway exists, the Lessor shall provide the Lessee with access to the south maintenance road depicted on Exhibits B, C and D from CTH AB/Brandt Road. Lessor shall provide thirty (30) days notice to Lessee if access to the south maintenance road will be eliminated or restricted so that Lessee may prepare alternate means of access to the remaining course. Provided the road does not interfere with landfill operations, Lessee may maintain the road as necessary to maintain access. Lessor shall not be required to provide access from CTH AB/Brandt Road if a public right-of-way is created and constructed in place of the south maintenance road.”

5. Section 9 of the Ground Lease is amended as follows:

“9. Conditions of Premises. Lessee accepts the Leased Premises in its condition on the effective date of the Lease. Lessor makes no representations or warranties concerning the Leased Premises except as expressly stated herein. Lessee is responsible for any necessary restoration efforts to maintain course playability if County needs to access certain portions of the Leased Premises prior to the start of construction of the Sustainability Campus to conduct development activities associated with the project. This provision applies to those portions of the Lease Premises outside of the 27-hole area depicted on Exhibit C prior to October 31, 2025, and the area outside of the 18-hole area depicted on Exhibit D on or after October 31, 2025.”

6. Section 4 of the Maintenance Facility Lease is amended as follows:

“4. Right to Construct Improvements. During the Lease Term, Lessee shall have the right to construct improvements reasonably associated with the operation of the Leased Premises and the Course subject to Lessor approval. Lessee shall be responsible for all costs of construction. Upon Lessor request, any improvements constructed by Lessee shall be removed by Lessee at the end of the Lease Term. Lessee shall also have the right to operate, maintain, repair and store all materials, tools, consumables, equipment or other items reasonably associated with the operation of the Leased Premises.

During the Lease Term, as part of its work on the Sustainability Campus Lessor may remove the existing water well, sewer lines, and fueling station serving the maintenance facility, so long as Lessor provides, at its own cost, suitable replacements (drinking water, water tanks, holding tanks, port-a-potties, fueling station, etc.) for Lessee through the duration of the Lease to ensure that Lessee can continue to use the maintenance facility for Course operations. Lessor shall provide Lessee with at least thirty (30) days notice before removing water or sewer service or the fueling station, and replacement water and sewer services or fueling station shall be coordinated with Lessee before existing services are removed. If Lessor's work impacts the parking lot or access point serving the maintenance facility, Lessor will provide alternate parking or access to the facility."

7. Future Easements Necessary for the Landfill. By entering into this Amendment, the Parties acknowledge that the County will have an additional need for certain easements from the City over the City's remaining lands. These easements are necessary to accommodate certain improvements required for the development and operation of the landfill, including monitoring wells, staff gauges, an air monitoring device, survey control points, and groundwater and surface water drainage improvements (including pipes, basins, and outlet structures). Contemporaneously with the execution of this Amendment, the Parties will work in good faith to ensure that the County obtains the necessary property rights it needs to operate the landfill by October 1, 2025, while also recognizing that such improvements will remain subject to the use of the remaining City lands for the Course. The Parties recognize that the City's future granting of these easement rights to the County is part of the consideration provided to secure this Amendment and that no fees or costs will be required as a condition of the easements.

8. Future Stormwater Agreement. The Parties further agree that they will continue to work in good faith to enter into a stormwater agreement pertaining to surface water drainage from the Sustainability Campus onto the Course by October 1, 2025.

9. Counterparts and Transmittal of Signatures. This Amendment may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Lease. A signed copy of the Lease transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This 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 this 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 this Lease, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties hereto have by their duly authorized representatives executed this Lease as of the dates so indicated.

**LESSOR: DANE COUNTY**

\_\_\_\_\_  
Melissa Agard, County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Scott McDonnell, County Clerk

\_\_\_\_\_  
Date

**LESSEE: CITY OF MADISON**

\_\_\_\_\_  
Satya Rhodes-Conway, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Michael Haas, Acting City Clerk

\_\_\_\_\_  
Date

Countersigned:

\_\_\_\_\_  
David P. Schmiedicke, Finance Director

\_\_\_\_\_  
Date

Approved as to form:

\_\_\_\_\_  
Michael Haas, City Attorney

\_\_\_\_\_  
Date

Execution of this Agreement by the City of Madison is authorized by Resolution Enactment No. RES \_\_\_\_ - \_\_\_\_\_,  
ID No. \_\_\_\_\_, adopted by the Common Council of the City of Madison on \_\_\_\_\_, 20\_\_.





# City of Madison

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

## Master

**File Number: 88610**

**File ID:** 88610

**File Type:** Appointment

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF PARK COMMISSIONERS

**File Created Date :** 06/03/2025

**File Name:** Approving Park Commission President Resident Appointments to the Subcommittees of the Board of Park Commissioners

**Final Action:**

**Title:** Approving Park Commission President Resident Appointments to the Subcommittees of the Board of Park Commissioners

**Notes:**

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Terrence Thompson

**Hearing Date:**

**Entered by:** nmiller@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PARK COMMISSIONERS	06/11/2025	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS				Pass
<b>Action Text:</b> Motion made by McDonald, seconded by Probst, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULE 2.055. Motion passed by voice vote/other.							

### Text of Legislative File 88610

#### Title

Approving Park Commission President Resident Appointments to the Subcommittees of the Board of Park Commissioners

#### Body

Park Commission President's Resident Appointment to the Following Subcommittee of the Board of Park Commissioners:

#### Facilities Programs & Fees Subcommittee

Jim Kopp (District 7) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Kyle Sydow.

TERM EXPIRES 4/30/2027

Parks Long Range Planning Subcommittee

Madelyn Leopold (District 13) - appoint to the remainder of the three-year term to the position of Resident Member succeeding Bob Hemauer.

TERM EXPIRES 4/30/2026



# City of Madison

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

## Master

**File Number: 88455**

**File ID:** 88455

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/26/2025

**File Name:** Accepting the Engineering Division's 2024  
Compliance Maintenance Annual Report (CMAR) for  
Operation and Maintenance of the Madison Sewer  
Utility.

**Final Action:**

**Title:** Accepting the Engineering Division's 2024 Compliance Maintenance Annual  
Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility.  
(Citywide)

**Notes:** Mark Moder

**Sponsors:** John P. Guequierre And Badri Lankella

**Effective Date:**

**Attachments:** CMAR Madison Sewer Utility.pdf, mycmar  
(5\_19\_25).pdf

**Enactment Number:**

**Author:** Jim Wolf, 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	05/26/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Board of Public Works (6/4/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Referred to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

### Text of Legislative File 88455

#### Fiscal Note

No appropriation required.

#### Title

Accepting the Engineering Division's 2024 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility. (Citywide)

**Body**

Whereas, the Wisconsin Department of Natural Resources has issued a "General Permit to Discharge under the Wisconsin Pollutant Discharge Elimination System" to the Madison Sewer Utility (WPDES Permit No. WI-0047341-06-0); and,

Whereas, Chapter NR 208, Wisconsin Administrative Code applies to the owners of sanitary sewer collection systems covered by a WPDES permit; and,

Whereas, Chapter NR 208 requires that WPDES permittees complete and submit a Compliance Maintenance Annual Report (CMAR) to the Wisconsin Department of Natural Resources by June 30th of each year.

**NOW THEREFORE BE IT HEREBY RESOLVED:**

That the Common Council of the City of Madison hereby accepts the attached Madison Sewer Utility's 2024 Capacity Maintenance Annual Report as prepared by the Engineering Division and authorizes submittal to the Wisconsin Department of Natural Resources.



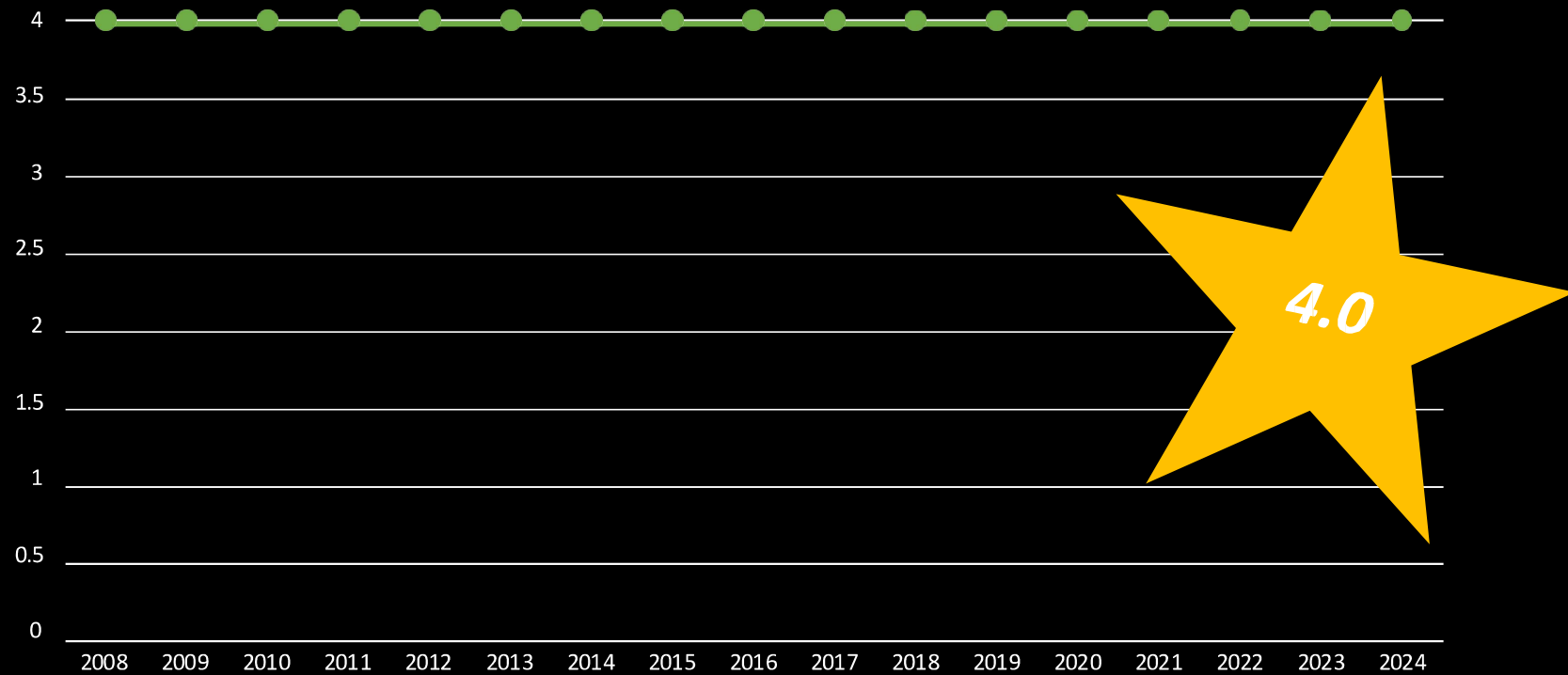
CMAR

Madison Sewer Utility

# What is CMAR?

- Compliance Maintenance Annual Report.
- Required as part of the Madison Sewer Utility's General Discharge Permit issued by Wisconsin DNR.
- Assesses our level of compliance with permit requirements.
- Two components – Financial and Operations
- Graded on a scale of 0 to 4.0

# Madison Sewer Utility Grade



# What It Means

- We are financially sound and well managed.
- We are planning for replacement and rehab of aging infrastructure.
- We are planning for future growth.
- We are maintaining and operating our system to assure it functions as designed with adequate capacity to convey peak flows.
- We are minimizing sewer back ups and Sanitary Sewer Overflows(SSO) to protect public health and the environment.



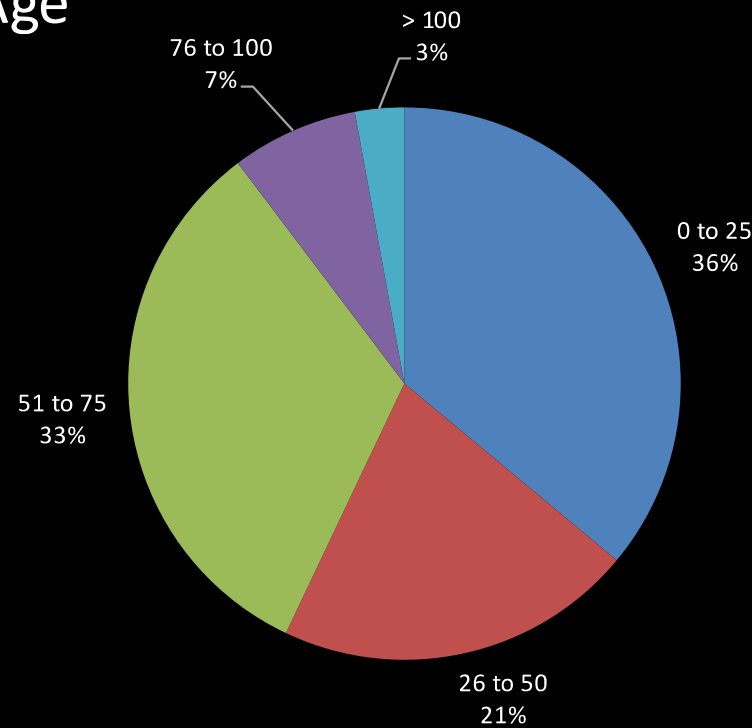
# Collection System

- 809 miles of sewer main
- 20,269 access structures
- 33 lift stations
- 25.12 MGD wastewater conveyed

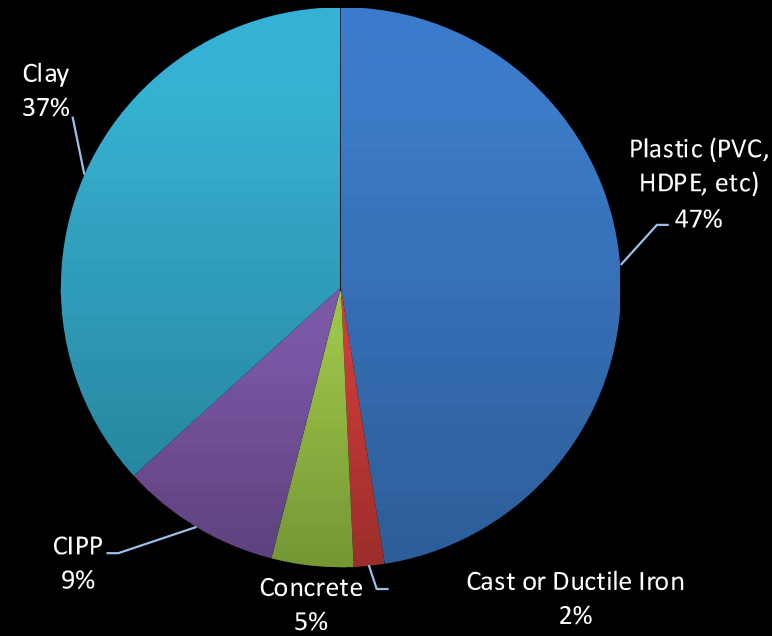


# Pipe Characteristics

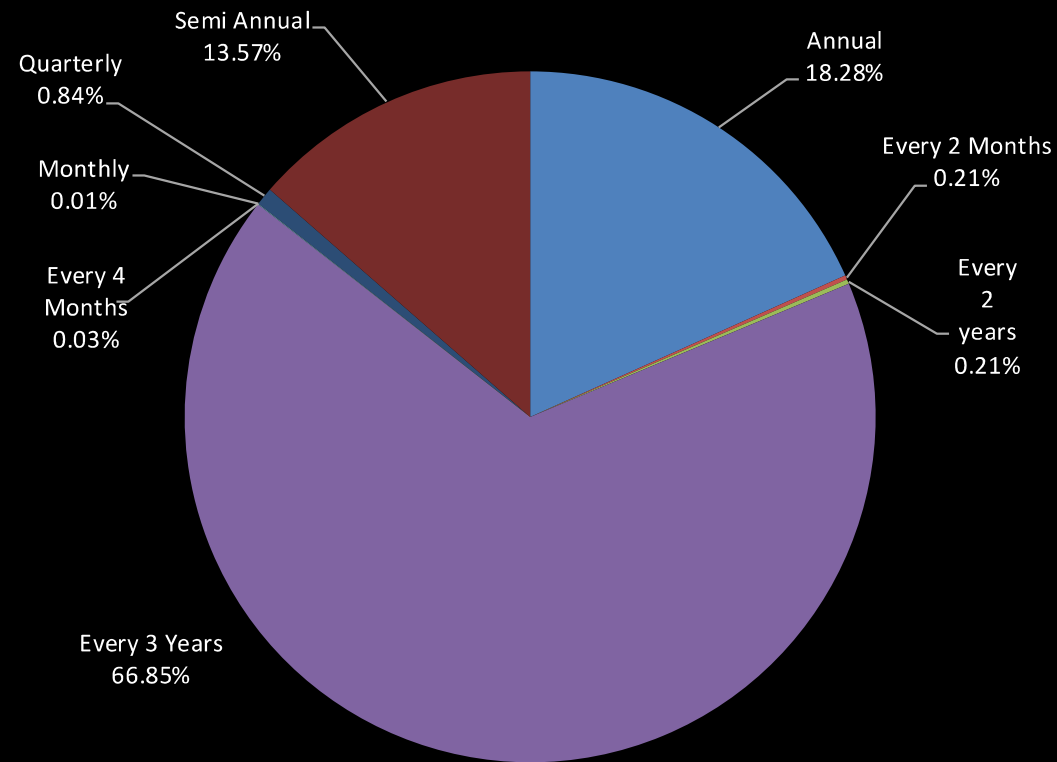
Age



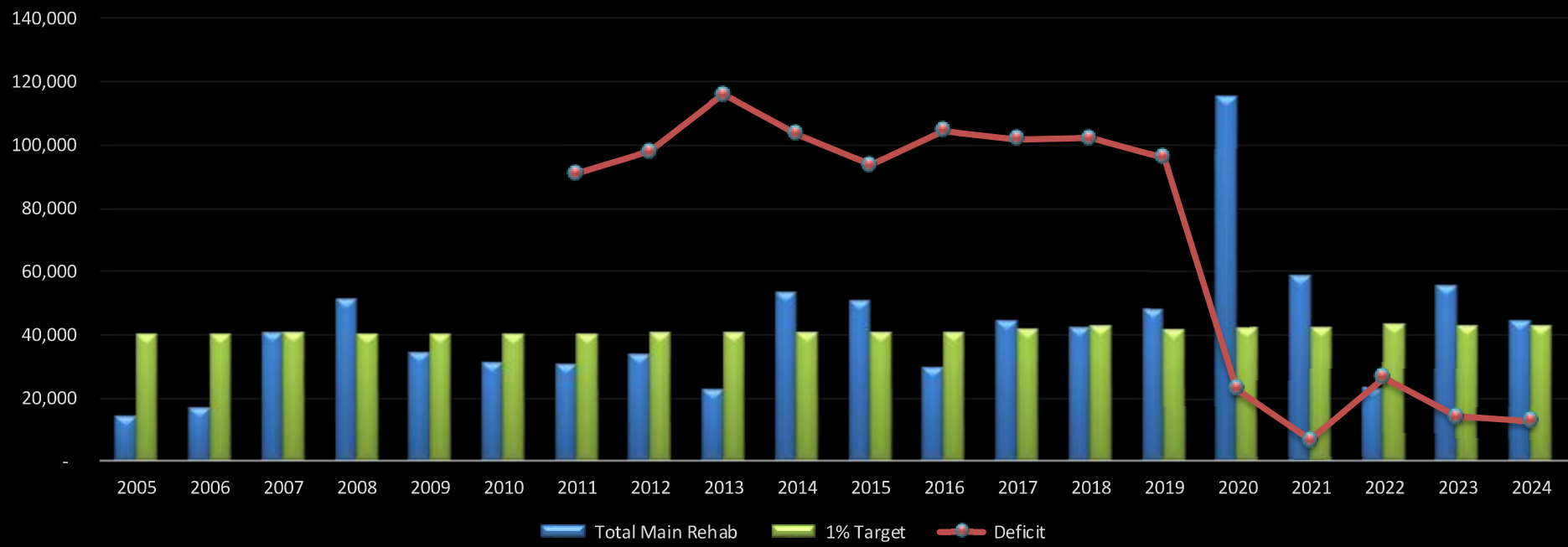
Material



# Preventive Maintenance

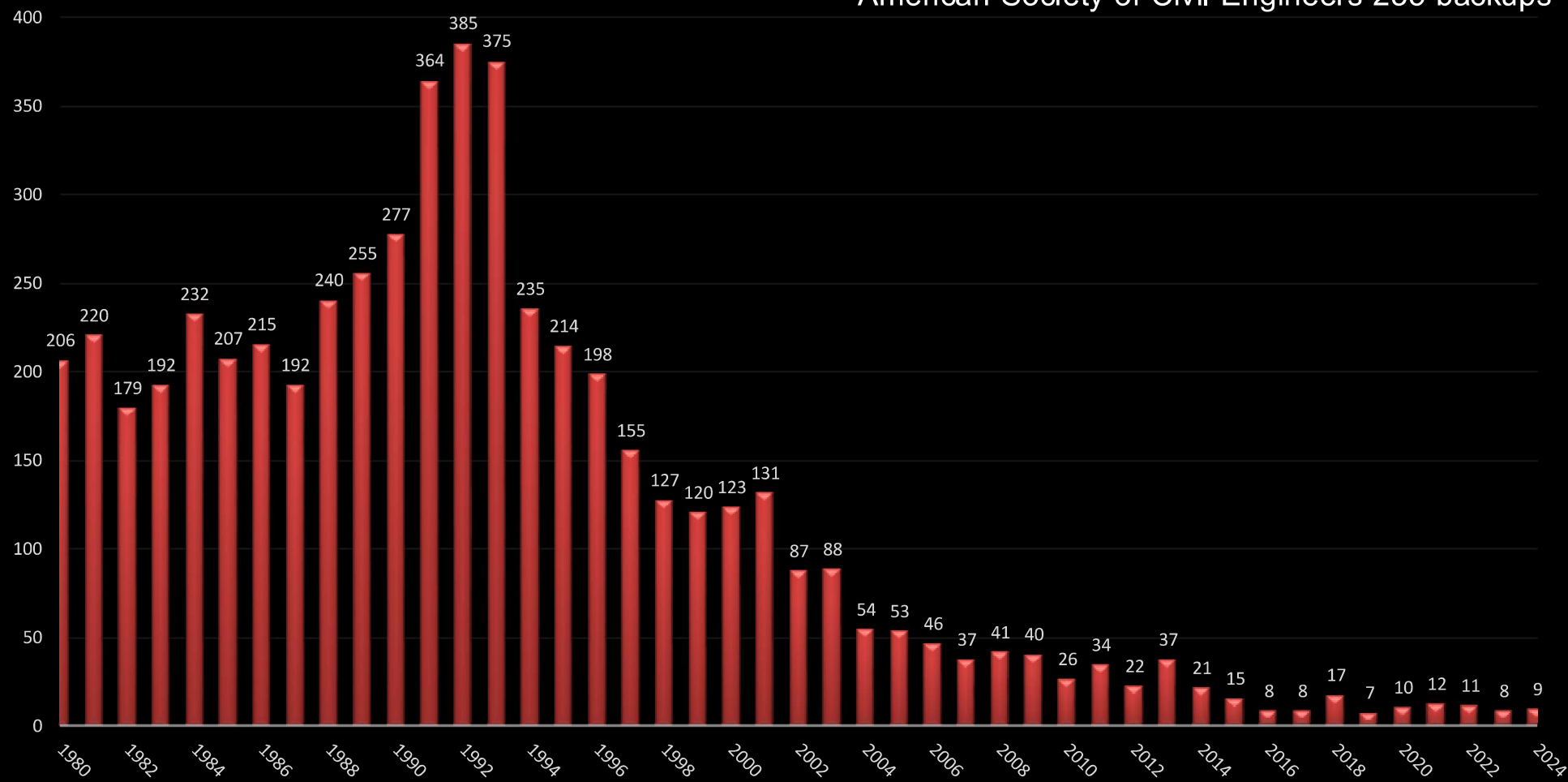


# Main Replacement and Rehab



# Sewer Main Back Ups

National Standards (City with 809 Miles of Main)  
Emmons Municipal Benchmark- 65 backups  
American Society of Civil Engineers 235 backups



## Post Sewer Back Up/Sanitary Sewer Overflow(SSO)

- Televiser sewer to determine what caused the issue.
- Repair and/or increase cleaning frequency.
- Recommend for reconstruction or rehabilitation (repair work)



Madison had two SSOs in 2024





# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: Reporting For:  
5/19/2025 2024

## Financial Management

1. Provider of Financial Information Name: <input type="text" value="Steve Danner-Rivers"/> Telephone: <input type="text" value="(608) 261-9689"/> (XXX) XXX-XXXX E-Mail Address (optional): <input type="text" value="sdannerrivers@cityofmadison.com"/>		
2. Treatment Works Operating Revenues 2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ? ● Yes (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ No (40 points) If No, please explain: <input type="text"/> 2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised? Year: <input type="text" value="2025"/> ● 0-2 years ago (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ 3 or more years ago (20 points) <input type="checkbox"/> <input type="checkbox"/> ○ N/A (private facility) 2.3 Did you have a special account (e.g., CFWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system? ● Yes (0 points) ○ No (40 points)		0
REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]		
3. Equipment Replacement Funds 3.1 When was the Equipment Replacement Fund last reviewed and/or revised? Year: <input type="text" value="2024"/> ● 1-2 years ago (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ 3 or more years ago (20 points) <input type="checkbox"/> <input type="checkbox"/> ○ N/A If N/A, please explain: <input type="text"/> 3.2 Equipment Replacement Fund Activity 3.2.1 Ending Balance Reported on Last Year's CMAR \$ <input type="text" value="1,450,726.25"/> 3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.) \$ <input type="text" value="0.00"/> 3.2.3 Adjusted January 1st Beginning Balance \$ <input type="text" value="1,450,726.25"/> 3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.) + \$ <input type="text" value="1,042,000.00"/>		



# Compliance Maintenance Annual Report

**Madison Sewage Collection System**

Last Updated: Reporting For:  
5/19/2025 **2024**

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below\*) -

\$ 1,525,058.72

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 967,667.53

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

American Family Controls \$33,115.27  
Lost Pine Pump \$12,972.97  
Cherokee 2 Controls \$29,733.32  
Midtown Pumps \$8,788.15  
South Point Pump \$13,103.42  
Badger Design \$5,062.23  
Harper Design/Construction \$1,906.63  
Thurber Design/Construction \$131,902.06  
Truax Design/Construction \$1,288,474.67

0

3.3 What amount should be in your Replacement Fund? \$ 0.00

Please note: If you had a CFWP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- Yes
- No

If No, please explain.

## 4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐
- No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Sewer Impact Fee Districts: This program is for the extension of sanitary sewer service to developing areas. This program also includes sanitary sewer infrastructure upgrades related to density increased within the Transit-Oriented Development Overlay Zoning corridor. The program is funded primarily by Impact Fees, and review for planned projects is conducted annually as dictated by demand for development. Amount shown is the estimate for 2025-2028.	\$2,540,000	2026

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: Reporting For:  
5/19/2025 **2024**

2	Sewer Reconstruction: This project involves the replacement of older, problematic sewers in coordination with the City's Street Reconstruction and Pavement Management Program or as 'stand alone' projects. Typically this provides for the replacement of clay sewers that are difficult to maintain, nearing the end of their service life, have significant repair costs or are undersized. Also, the Sewer Utility encourages residents to replace the portion of their sewer lateral that lies within the public right-of-way by offering to fund 75% of the cost. Six-inch mains under streets that are being reconstructed will be replaced because they do not meet current codes. Sewers beneath streets being resurfaced are evaluated for replacement on a case-by-case basis. Amount shown is the estimate for 2025-2030.	\$77,196,000	2025
3	Trenchless Sewer Rehabilitations: This program funds the rehabilitation of failing sewers by lining the existing sewer mains using cameras and remote controlled tools. Some sewer mains are rehabilitated (or lined) to address inflow and infiltration problems. The goal of this program is to repair nine miles of sewer mains at selected locations based upon need; backyard sewer mains are prioritized. Amount shown is the estimate for 2025-2030.	\$11,823,000	2025
4	Citywide Pumping Stations-Emergency Power Stationary Generators: This program funds the installation of emergency power stationary generators at the City's pumping stations. The goal of the program is to ensure continuous sanitary sewer service in the event of power loss. Amount shown is for 2025-2030.	\$406,000	2025

## 5. Financial Management General Comments

Annually, the City of Madison adopts a Capital Budget which funds equipment replacement and infrastructure improvements, listed in a project format. Each project is reviewed and the funding amount for the next budget year is determined. In addition, the budget details future year estimates for the five subsequent years for each project.

## ENERGY EFFICIENCY AND USE

## 6. Collection System

### 6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

### COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	62,860	68
February	57,426	196
March	57,880	210
April	56,408	116
May	48,095	303
June	46,393	57
July	53,424	58
August	46,314	63
September	39,900	60
October	43,143	60
November	47,774	136
December	57,423	292
<b>Total</b>	<b>617,040</b>	<b>1,619</b>
<b>Average</b>	<b>51,420</b>	<b>135</b>

### 6.1.2 Comments:

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated:    Reporting For:  
5/19/2025                    **2024**

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☒ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☒ Pneumatic Pumping
- ☒ SCADA System
- ☒ Self-Priming Pumps
- ☒ Submersible Pumps
- ☐ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

- ☒ No
- ☐ Yes

Year:

By Whom:

Describe and Comment:

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

The City replaced one City lift station in 2024 (Truax L.S.). In 2024, the City contracted out the design for the first of three lift stations that the City acquired from the Town of Madison (Badger L.S.). which is scheduled for replacement in 2026. The Mayflower L.S., also previously a Town of Madison Lift Station, is scheduled for replacement in 2026. The new pumps and equipment with new lift stations will be more energy efficient than the old equipment.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: Reporting For:  
5/19/2025 2024

## Sanitary Sewer Collection Systems

### 1. Capacity, Management, Operation, and Maintenance (CMOM) Program

#### 1.1 Do you have a CMOM program that is being implemented?

- Yes
- No

If No, explain:

#### 1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- Yes
- No (30 points)
- N/A

If No or N/A, explain:

#### 1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

- ☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

##### A. DNR Required

The City of Madison's CMOM program is designed to ensure that the following general standards as articulated in NR 210.23 are met:

1. NR 210.23(3)(a) The sewage collection system is properly managed, operated, and maintained at all times.
2. NR 210.23(3)(b) The sewage collection system provides adequate capacity to convey all peak design flows.
3. NR 210.23(3)(c) All feasible steps are taken to eliminate excessive infiltration and inflow as defined in s. NR 110.03 (13c), cease sanitary sewer overflows and sewage treatment facility overflows and mitigate the impact of such overflows on waters of the state, the environment, and public health. NR 210.23 Note
4. NR 210.23(3)(d) A process is in place to notify the public and other directly affected parties of any incidents of overflows from the sewerage system.
5. NR 210.23(3)(e) Annual reports are submitted in accordance with the provisions of ch. NR 208.

##### B. MSU Specific

The City of Madison's goals for the operation and maintenance of its wastewater collection system are:

- Convey wastewater to the Nine Springs Wastewater Treatment Plant with minimum inflow, infiltration and exfiltration.
- Prevent public health hazards.
- Reduce inconvenience and damage by responsibly handling service interruptions.
- Eliminate claims and legal fees related to backup by providing immediate, concerned and efficient service to all emergency calls.
- Protect municipal investment by increasing the useful life and capacities of the system and parts.
- Use operating funds efficiently.
- Perform all activities safely and avoid injury.

Did you accomplish them?

- Yes
- No

If No, explain:

# Compliance Maintenance Annual Report

## Madison Sewage Collection System

Last Updated: Reporting For:

5/19/2025

2024

☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter 35 of the Madison General Ordinances- The Public Sewage System

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2022-12-15

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☐ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☒ Others:

City of Madison Standard Specifications for Public Works Construction

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☒ Sewer System Evaluation Survey (SSES)
- ☒ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☒ Lift Station Evaluation Report
- ☒ Others:

Compliance Maintenance Annual Report

I/I Analysis- The City has 3 areas (Hargrove/Johns Street, Truax Airport, and Midtown Pumping Station) where we have historically observed high pump run times during wet weather events. Pump run time and flow monitoring data combined CCTV inspection have been used to identify issues in these areas and develop strategies for reducing I/I. Point repairs, open-cut and trenchless are used to remedy isolated defects. Replacement and manhole-to-manhole lining are used to address mains with numerous defects.

Since the initial 2012 study 52,041 LF of mains have been replaced or lined in the Hargrove/Johns area (32,116 ft replaced, 19,925 ft lined). Private sewer laterals are replaced as part of the street reconstruction projects.

Studies were conducted in the Truax Airport Lift Station in 2004 and 2015. Since then 29,765 of sewer main has been replaced or lined. In addition, 54 structures were lined. The City has an agreement with the Air National Guard(ANG) to maintain their sewers and Lift Stations that connect to the Truax Airport. Within this area, 3,782 ft of sewer have been replaced or replaced.

The Mid-Town basin which is less than 20 years old continues to experience higher pump run times during rain events. We have raised, wrapped manholes, grouted holes showing signs of I/I in manholes located off pavement. CCTV has not identified the source of I/I in the main. In 2024, 12 structures in the low-lying main greenway adjacent to the ponds will be exposed and wrapped. Flow monitoring is planned going forward.

In 2024, the City experienced 3 major rain events on the west side (6/20-4.81 inches, 7/14-2.57 inches,9/22- 2.46 ). The Midtown lift station flow reached 213% of normal flow (average flow 367,795 gpd, 785,377 gpd during the 9/22 rain event) The 7/14 rain event had 164% normal flow and the 6/22/2024 had 107% normal flow.)

The east side experienced the similar peak rain events (7/2-2.49 inches, 7/14-3.3 inches,9/22- 3.97) resulting in a spike in the Truax lift station of 284%(7/3) and 521%(7/15) (1,571,748 gpd and 2,880,000 vs. 552,855 gpd). The Hargrove/Johns area lift station had flow increases of 189%(7/3) and 185%(7/15) (3.17 MGD and 3.09 MGD vs. 1.67 MGD). The 9/22 storm did not result in as high volumes of wastewater (1.96 MGD) 117% average flow.

SSES – The City regularly televises sanitary sewer mains to evaluate performance and plan for improvements to system based upon pipe defects(broken, fractured pipe, root obstructions, sags) or capacity concerns (pipe appears to be running at high levels).

SECAP - While the City is not required to have a formal SECAP plan, we have been closely monitoring the downtown redevelopment monitoring our capacity needs and upsizing sewer interceptors where it is needed. The City did a study in 2015 of the sewer capacity needs in the near east side and the campus area where there has been a significant high density residential growth. In 2016, as a result of development, the City installed a diversion sewer on Bassett Street to take flow off of the Frances Street sewer. In 2018-2024, the City installed 2 flow monitors downtown in the UW campus area: one Frances St. and one on Langdon/ Lake Street. As a result of the sewer flow diversion, the Frances Street sewer continues to appear to have residual capacity (4.17 cfs residual of the total 6.15 cfs capacity (2024)). We checked flow levels on the other mainline sewer on Broom St. (30" diameter) and there is still 7.79 cfs of residual capacity.

Lift Station Evaluation Report- the City's Lift Stations are maintained and operated by the Madison Metropolitan Sewerage District. MMSD provides the City updates if there are pump run time spikes and or if there are problems with operation of the stations. The City also meets annually with MMSD to identify which stations have been problematic through the year. They also notify the City which stations are in need of upgrades whether it being upgrading pumps, electrical upgrades or complete pumping station renovation. The City replaced the Harper L.S. and rehabilitated the Thurber Lift Station in 2023. Replacement of the Truax Lift Station is now complete (2024). Badger L.S. is under design with construction planned for 2025. Mayflower will also be under design for 2026 construction.

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: Reporting For:  
5/19/2025 2024

## 2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	58.68	% of system/year
Root removal	0.38	% of system/year
Flow monitoring	1.5	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	10.31	% of system/year
Manhole inspections	.66	% of system/year
Lift station O&M	72.70	# per L.S./year
Manhole rehabilitation	1.06	% of manholes rehabbed
Mainline rehabilitation	1.03	% of sewer lines rehabbed
Private sewer inspections	0	% of system/year
Private sewer I/I removal	0	% of private services
River or water crossings	46.64	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

## 3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

48.47	Total actual amount of precipitation last year in inches
37.13	Annual average precipitation (for your location)
808.68	Miles of sanitary sewer
33	Number of lift stations
0	Number of lift station failures
3	Number of sewer pipe failures
9	Number of basement backup occurrences
45	Number of complaints
25.11	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.01	Basement backups (number/sewer mile)
0.06	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)

# Compliance Maintenance Annual Report

## Madison Sewage Collection System

Last Updated: Reporting For:  
5/19/2025 **2024**

0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)
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4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **				
	Date	Location	Cause	Estimated Volume
0	4/26/2024 12:00:00 AM - 4/29/2024 1:00:00 PM	301 Troy Drive, Madison WI	Broken Sewer, Broken Sewer	61,721
1	12/4/2024 12:30:00 PM - 12/5/2024 2:00:00 PM	5800 Milwaukee St., Madison, WI	Plugged Sewer	63,600

\*\* If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

What actions were taken, or are underway, to reduce or eliminate SSO or TFO occurrences in the future?

Post- SSO Standard Operating Procedure:  
After resolving issues causing SSO, our standard operating procedure is to televise the impacted line. The inspection is reviewed to determine if a structural deficiency is present that needs to be remedied, if a different preventative maintenance cleaning schedule or process is required, and/or if a sewer system user needs to be contacted to address discharge issues.

The SSO at 301 Troy Drive was the result of a force main main failure. The City's plan to prevent an SSO in the future is to plan for replacement of the force main. We intend to replace 2400' of force main with a gravity sewer bid in 2025. We intend to relocate the remainder of the force main in 2028 with installing 3000' of force main.

The SSO at 5800 Milwaukee Street was result of grease collecting in a manhole SAS 7240-007. The City's plan to address this is to increase cleaning from 1 time per year to 2 times per year. We also reached out to City Building Inspection (BI) to alert them of the problem. If the grease problem persists, we will request BI to require the property owner to install a grease interceptor.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

☒ No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

In 2024, the City of Madison did not experience significant I/I where we had impacts to properties. The largest storm event was 3.97 inches on 9/22 on the east side and 4.81 inches on 6/20 on the west side. We do continue to observe increase in pump run times in the three basins being studied. The additional wastewater flow was not a problem for the City's collection system. We did not experience sewer backups or SSOs as a result of the 2024 rainfall events.

5.4 What is being done to address infiltration/inflow in your collection system?



# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated:    Reporting For:  
5/19/2025                    **2024**

<p>The City continues to monitor areas in the collection system where we have observed Inflow/ Infiltration (I/I). The primary method to correct I/I has been the City's aggressive Cured in Place Lining program (approximately 9 miles of pipe lined per year). The other method to address I/I has been replacing sewer mains and laterals with street reconstruction projects.</p> <p>Manholes installed in high groundwater areas with construction projects are wrapped at the joints to prevent seepage of groundwater into the sanitary sewer. All sanitary manholes installed near street low points include internal chimney seals to prevent water from entering the sanitary sewer through the manhole's adjustment rings. Beyond construction projects, clearwater sources such as roof drain and sump pump connections are eliminated as they are discovered with our studies, smoke testing, basement inspections, and through televising.</p>	
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<b>Total Points Generated</b>	0
<b>Score (100 - Total Points Generated)</b>	100
<b>Section Grade</b>	<b>A</b>

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated:   Reporting For:  
5/19/2025               **2024**

## Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

# Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated:    Reporting For:  
5/19/2025                    **2024**

## Resolution or Owner's Statement

Name of Governing Body or Owner:	<div></div>
Date of Resolution or Action Taken:	<div></div>
Resolution Number:	<div></div>
Date of Submittal:	

**ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):**  
Financial Management: Grade =    A

Collection Systems: Grade =    A  
(Regardless of grade, response required for Collection Systems if SSOs were reported)

**ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS**  
(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)  
**G.P.A. = 4.00**



# City of Madison

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

## Master

**File Number: 88481**

**File ID:** 88481

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/27/2025

**File Name:** Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study

**Final Action:**

**Title:** Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study (District 3, District 6)

**Notes:** Jojo O'Brien

**Sponsors:** Derek Field

**Effective Date:**

**Attachments:** Door Creek Amendment 3 - Detailed Study Area.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	05/27/2025	Refer	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> 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 88481

#### Fiscal Note

The proposed resolution authorizes a third amendment to existing contract #9154 in the amount of \$49,500.00 for additional engineering services related to the Door Creek Watershed Study. The contract was approved via RES-22-00336 on April 19, 2022 (Legistar #70939) for an amount of \$185,991. The first amendment was approved via RES-22-00733 on October 25, 2022 (Legistar #74132) and updated the scope of the watershed study and added an additional

amount of \$21,265. The second amendment was approved via RES-24-00669 on November 26, 2024 (Legistar #85781) and extended the contract period to June 30, 2025. The proposed third amendment will add an additional \$49,500 in engineering services. The new contract as amended will total \$256,756. Funding for the contract and proposed amendment is available in the 2025 Adopted Stormwater Utility Operating Budget. No additional appropriation is required.

#### **Title**

Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study (District 3, District 6)

#### **Body**

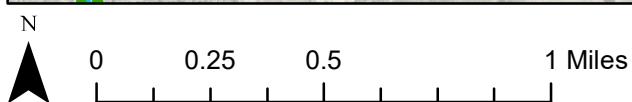
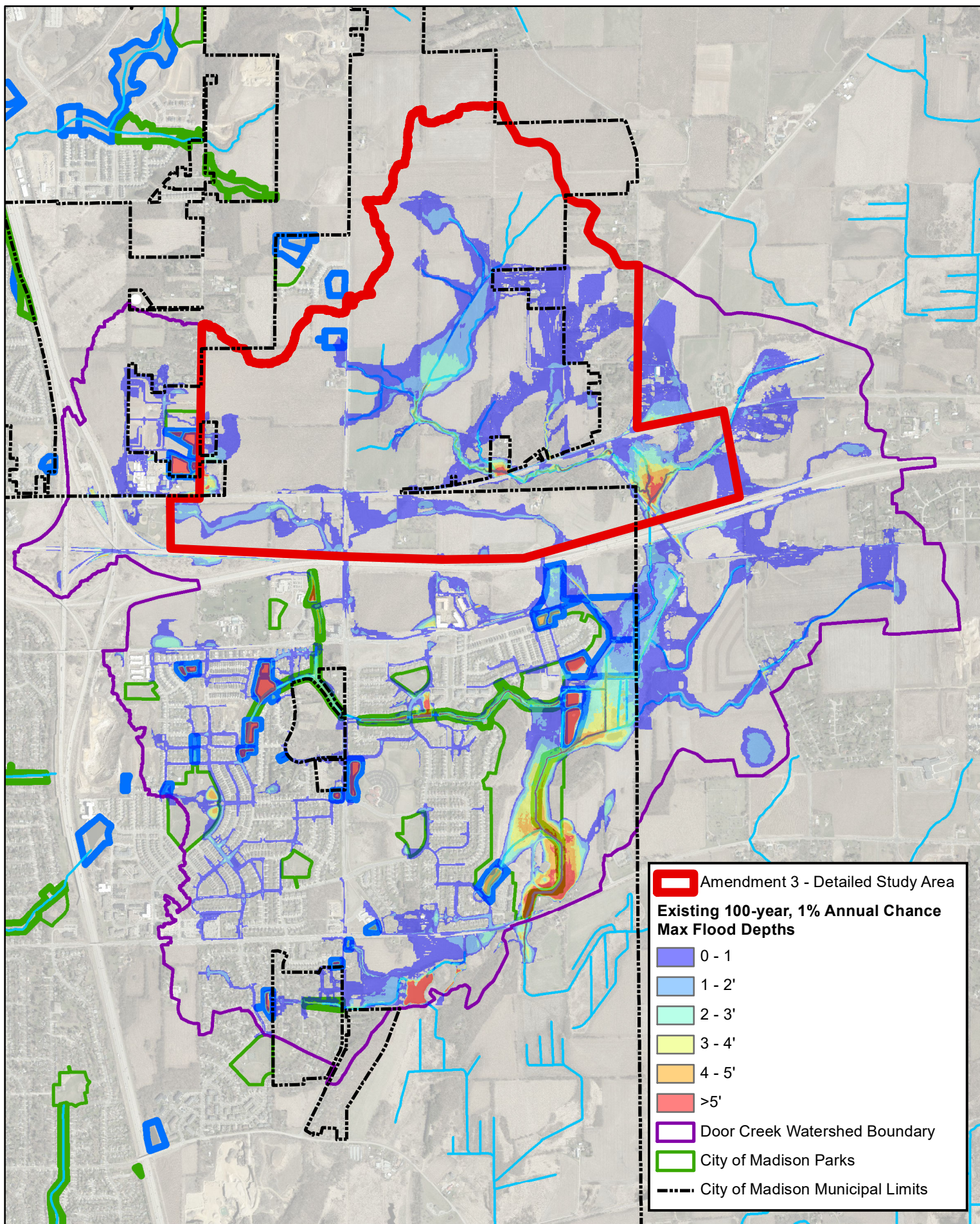
The City of Madison Engineering Division is proposing to conduct watershed and flood studies as a result of extreme rain events over the past several years. The City entered into an agreement with Brown and Caldwell for engineering services related to flooding evaluation in the Door Creek watershed (RES-22-00336) and the previous authorized amendments (RES-22-00733 and RES-24-00669). The City Engineer requested additional engineering services and recommend that they be undertaken by Brown and Caldwell for the Door Creek Watershed Study as defined below:

1. Modify Proposed Solutions west of Reiner Rd and South of Commercial Ave to meet the established development plan
2. Analyze Proposed Neighborhood Plan east of Reiner Rd and CTH T
3. Additional Progress Meetings and Coordination to complete the additional analysis

The proposed amendment extends the contract period to June 30, 2026.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment 3 to the contract between the City of Madison and Brown and Caldwell for additional engineering services and extending the contract period for the Door Creek Watershed Study.









# City of Madison

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

## Master

**File Number: 88521**

**File ID:** 88521

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/28/2025

**File Name:** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Northeast Regional Pond Repair

**Final Action:**

**Title:** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Northeast Regional Pond Repair

**Notes:** Sarah Lerner

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:**

**Attachments:** 15427 Northeast Regional Pond Repair.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	05/28/2025	Refer	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Ald. Guequierre, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

## Text of Legislative File 88521

### Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Northeast Regional Pond Repair. The total estimated cost of the project is \$380,000. Funding is available in the 2025 Adopted Stormwater Utility Capital Budget in the Citywide Flood Mitigation Program (Munis #15427). No additional appropriation is required.

### Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and

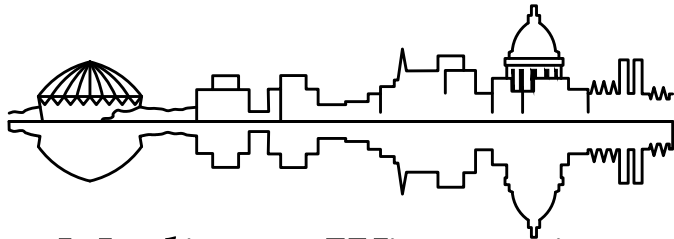
receive bids for Northeast Regional Pond Repair

**Body**

BE IT RESOLVED,

- 1) That the plans and specifications for Northeast Regional Pond Repair, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.





Madison, Wisconsin

# CITY OF MADISON

## CITY ENGINEERING DIVISION

### DEPARTMENT OF PUBLIC WORKS

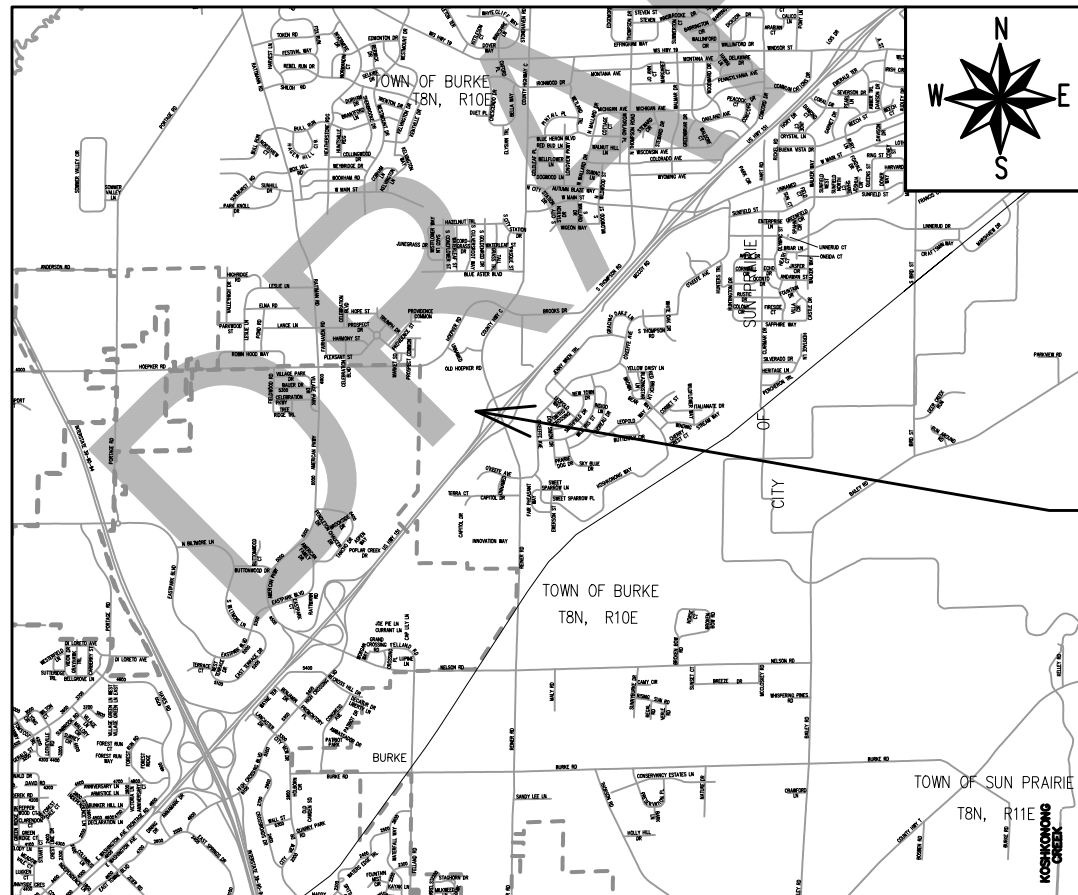
# PLAN OF PROPOSED IMPROVEMENT

#### INDEX OF SHEETS

SHEET NO.	D1-D2	TYPICAL SECTIONS & DETAILS
SHEET NO.	01	OVERVIEW PLAN
SHEET NO.	EX1-EX3	EXISTING CONDITIONS
SHEET NO.	GP1-GP7	GRADING & EROSION CONTROL PLANS
SHEET NO.	X1-X16	SHORELINE CROSS SECTIONS
SHEET NO.	X17-X-21	MAINTENANCE PATH CROSS SECTIONS
SHEET NO.	U1	STORMWATER UTILITY PLAN

## NORTHEAST REGIONAL POND REPAIR

CITY PROJECT NO. 15427  
CONTRACT NO. 8739



PROJECT  
LOCATION

#### CONVENTIONAL SIGNS FIELD VERIFY ALL UTILITY LOCATIONS

GAS	— G —
STORM SEWER	— ST —
SANITARY SEWER	— SN —
WATER	— W —
BURIED ELECTRIC	— E —
OVERHEAD ELECTRIC	— OH —
POWER POLE	
ADA COMPLIANT RAMP W/ DETECTABLE WARNING FIELD	
COMBUSTIBLE FLUIDS	

#### NOTES:

- ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.50% TOWARD STORM SEWER INLETS.
- SIDEWALK RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1" PER 12". SIDEWALK AND CURB RAMPS SHALL BE CONSTRUCTED WITH A SIDE SLOPE OF 2.00%. SIDEWALK SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.50% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% EXCEPT WHERE STREET GRADES EXCEED 5.00%.

PUBLIC IMPROVEMENT PROJECT  
APPROVED

APPROVED DATE

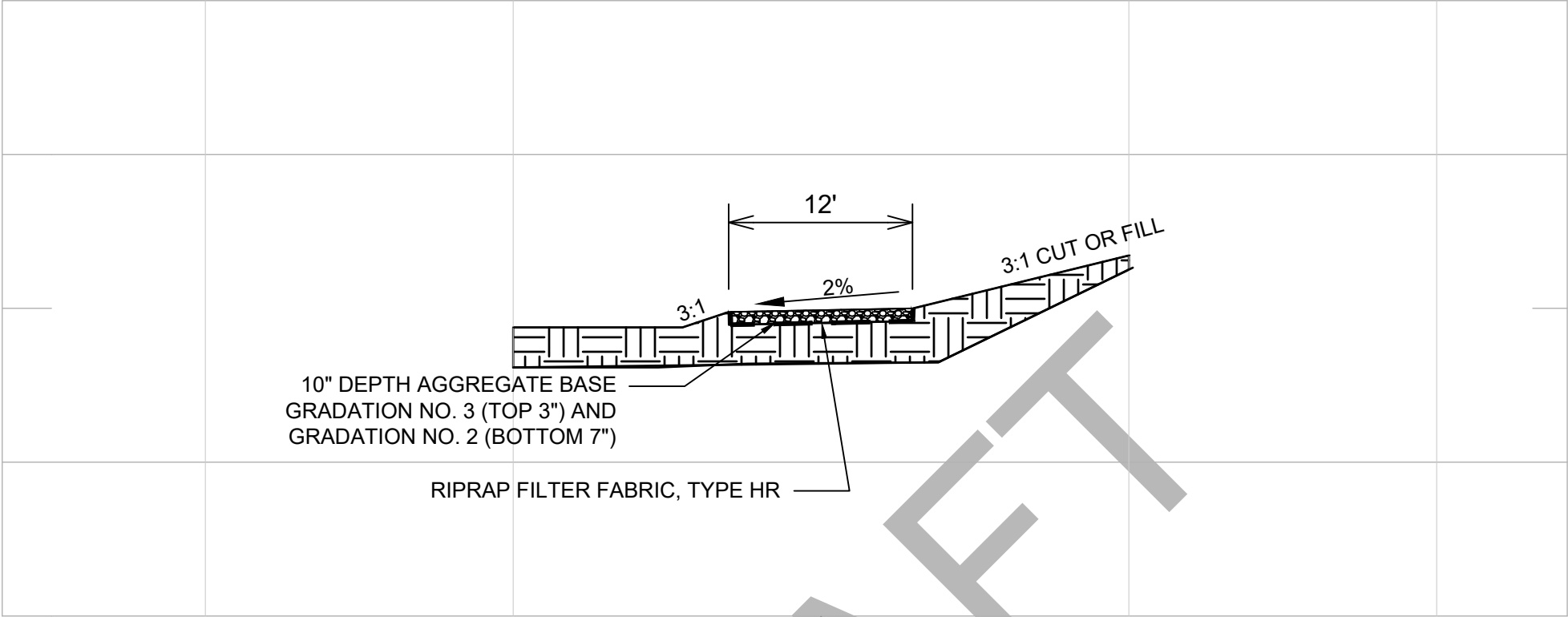
BY THE COMMON COUNCIL  
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN  
APPROVED BY:

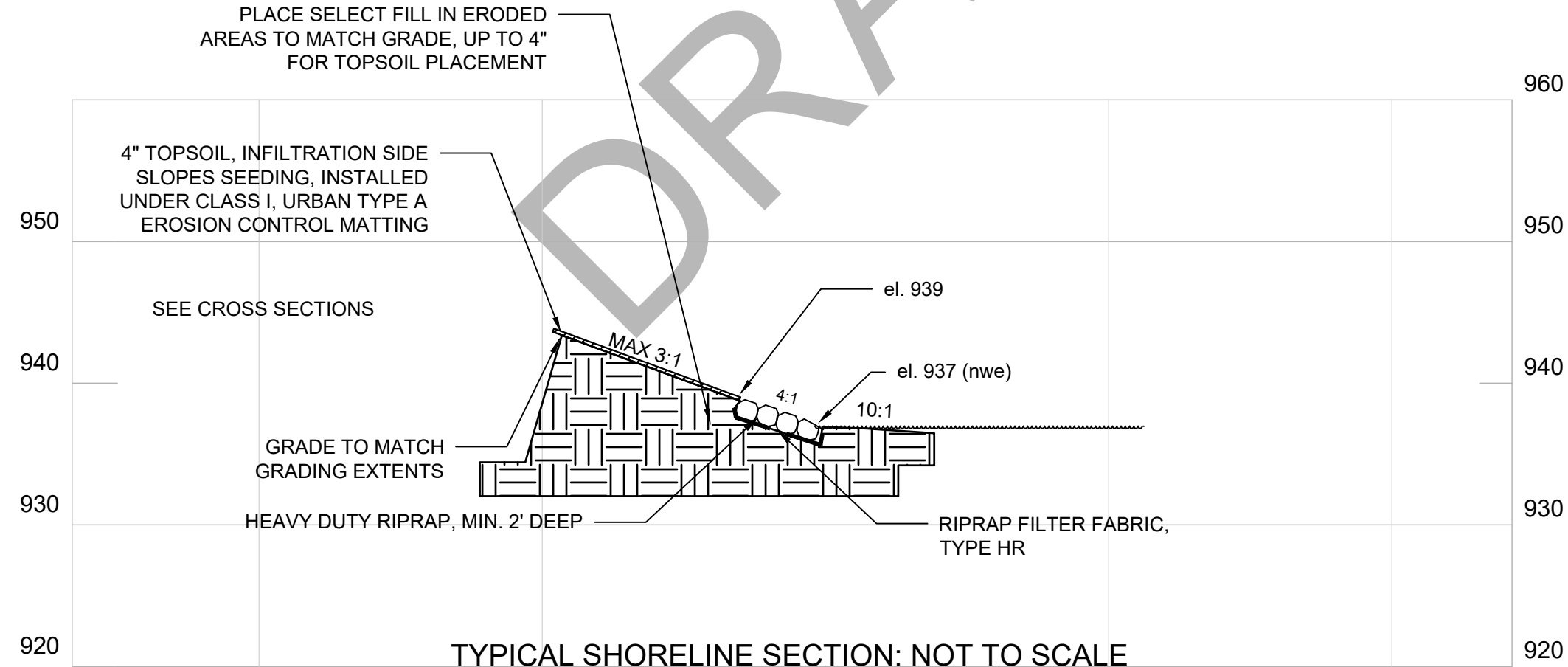
City Engineer

Date

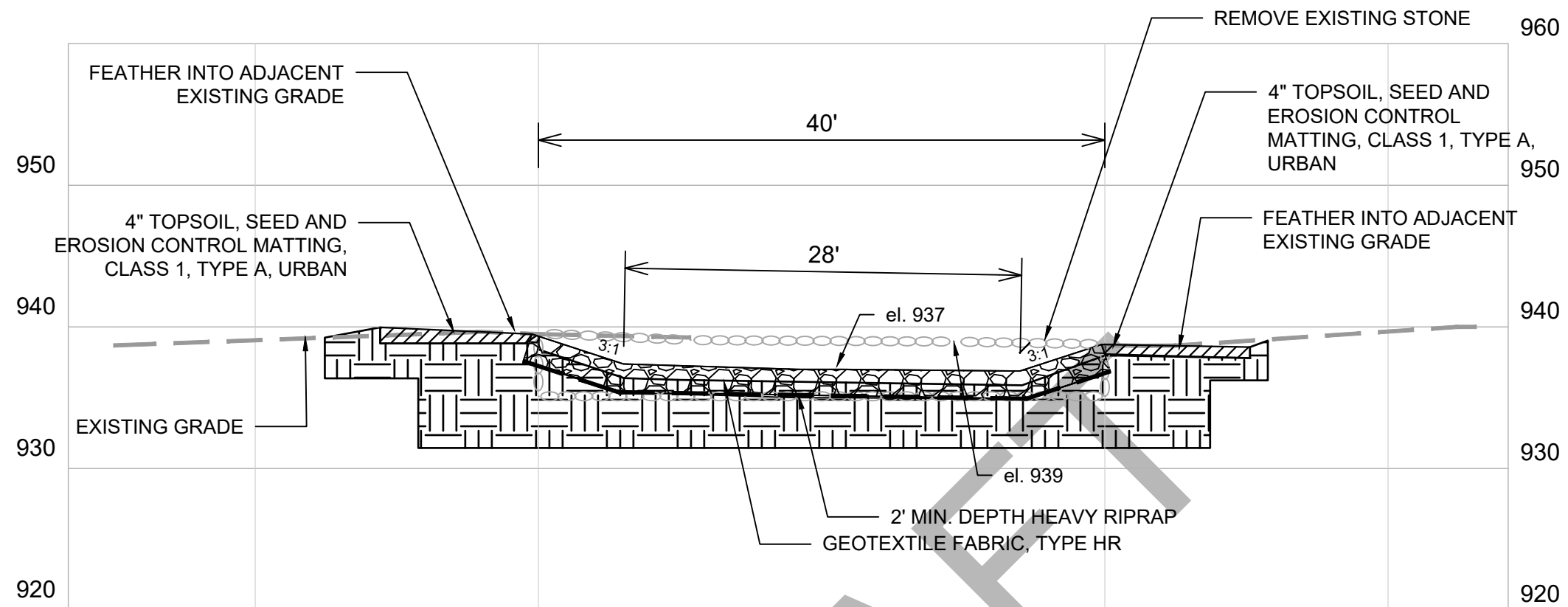
SHORELINE  
DESIGNED BY:



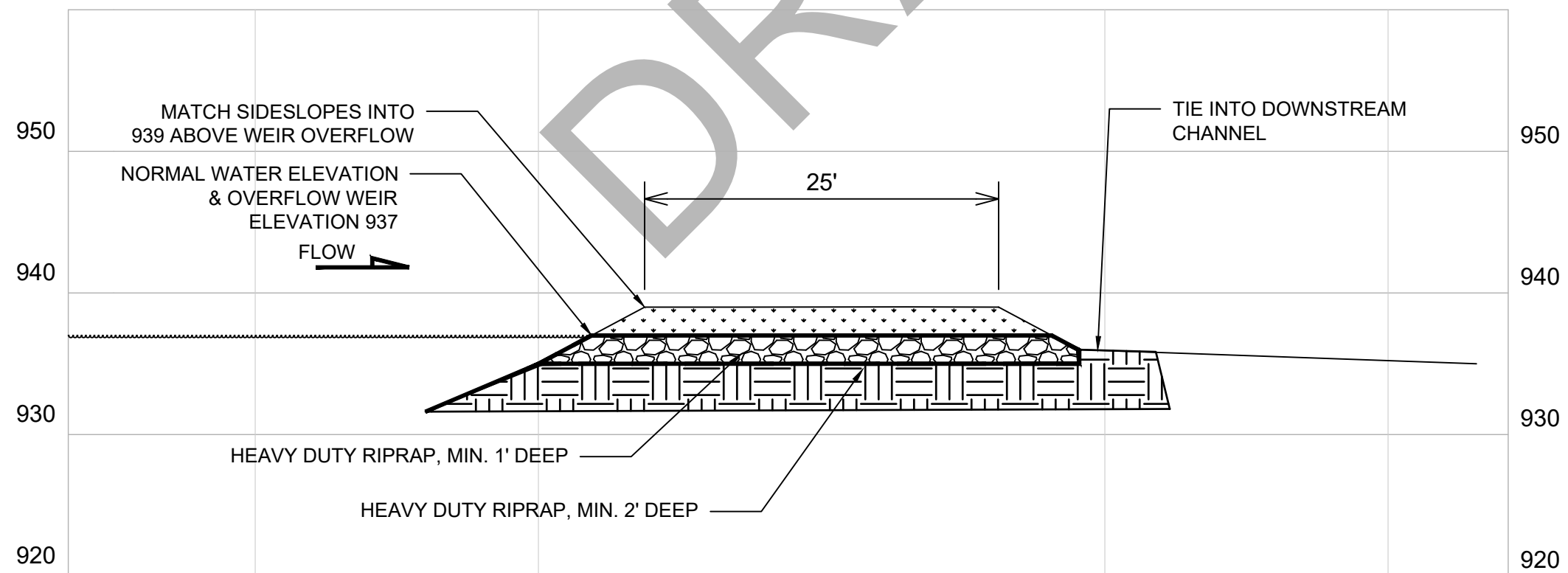
TYPICAL POND MAINTENANCE ACCESS PATH SECTION: NO TO SCALE



TYPICAL SHORELINE SECTION: NOT TO SCALE



RECONSTRUCTED STONE WEIR - SECTION VIEW



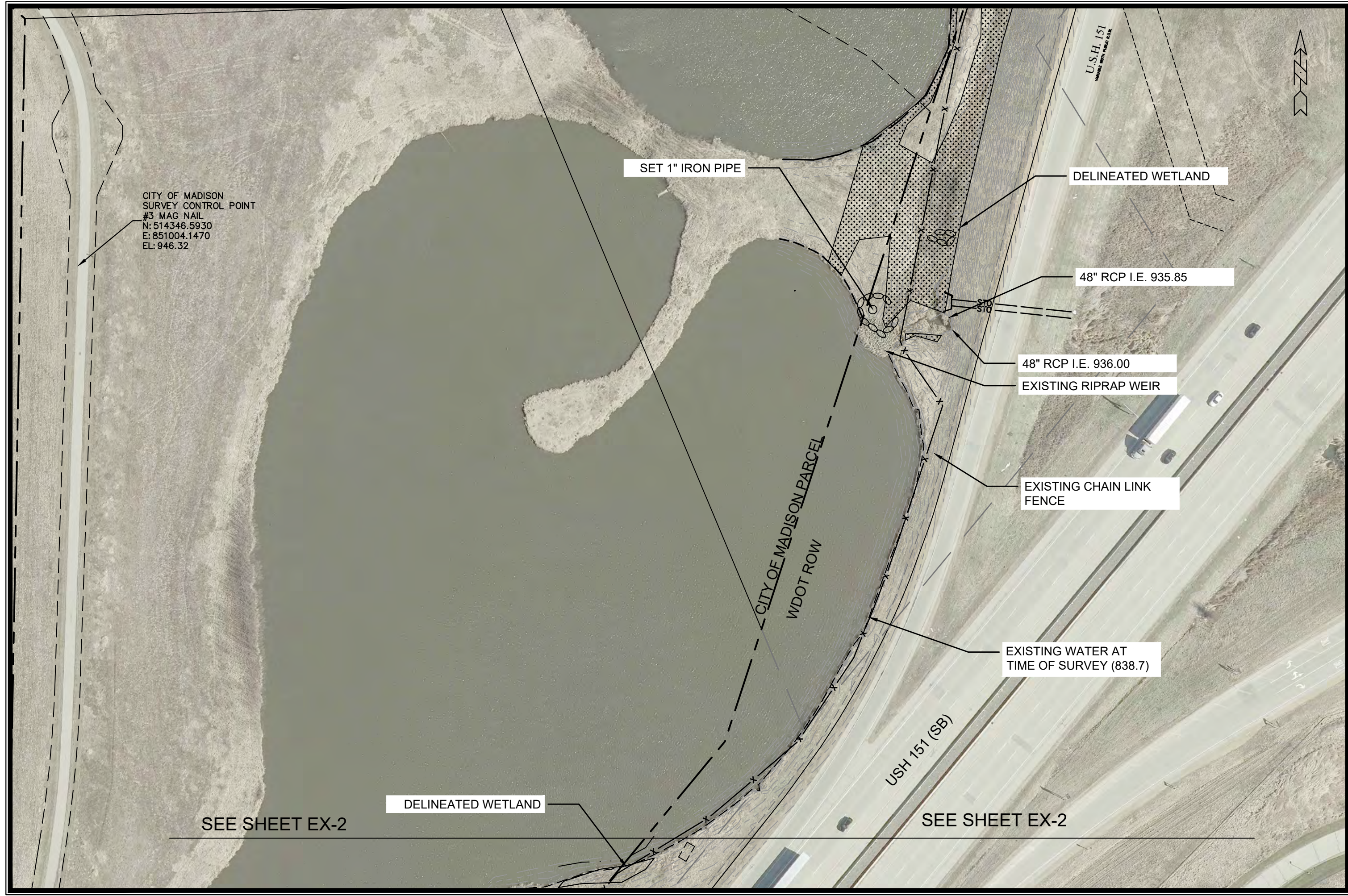
RECONSTRUCTED STONE WEIR - SIDE VIEW

DATE	NTS	BY	
REVISION			
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DESIGNED BY	SCL	8739	8739
DATE	5/29/2025	9:43 AM	Scale: NTS
CONTRACT NO.	8739	8739	8739
PROJECT	MADISON, WI	8739	8739
PROJECT	NORTHEAST REGIONAL POND REPAIRS	8739	8739
PROJECT	M:\DESIGN\Projects\15427\CAD\Storm\15427_Storm.dwg	8739	8739
PROJECT	15427	8739	8739
PROJECT	D-2	8739	8739
PROJECT	181	8739	8739









15427


MADISON, WI

CONTRACT NO: 8739

EXISTING CONDITIONS

NORTHEAST REGIONAL POND REPAIR

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15427

EX-1

MARK	REVISION	DATE	BY
15427	5/29/2025 9:44 AM	15427	EX-1



SEE SHEET EX-1

PROPERTY LINE

EXISTING FENCE

WDOT ROW

EXISTING SIGN

- DELINEATED WETLAND

USH 151 (SB)

SEE SHEET EX-3

MARK	REVISION	DATE	BY
Designed By: SCL	Date: 5/29/2025	9:44 AM	Scale: 1"=8'0"
15427			EX-1

15427	MADISON, WI	CONTRACT NO:	8739
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EXISTING CONDITIONS  
NORTHEAST REGIONAL POND REPAIR  
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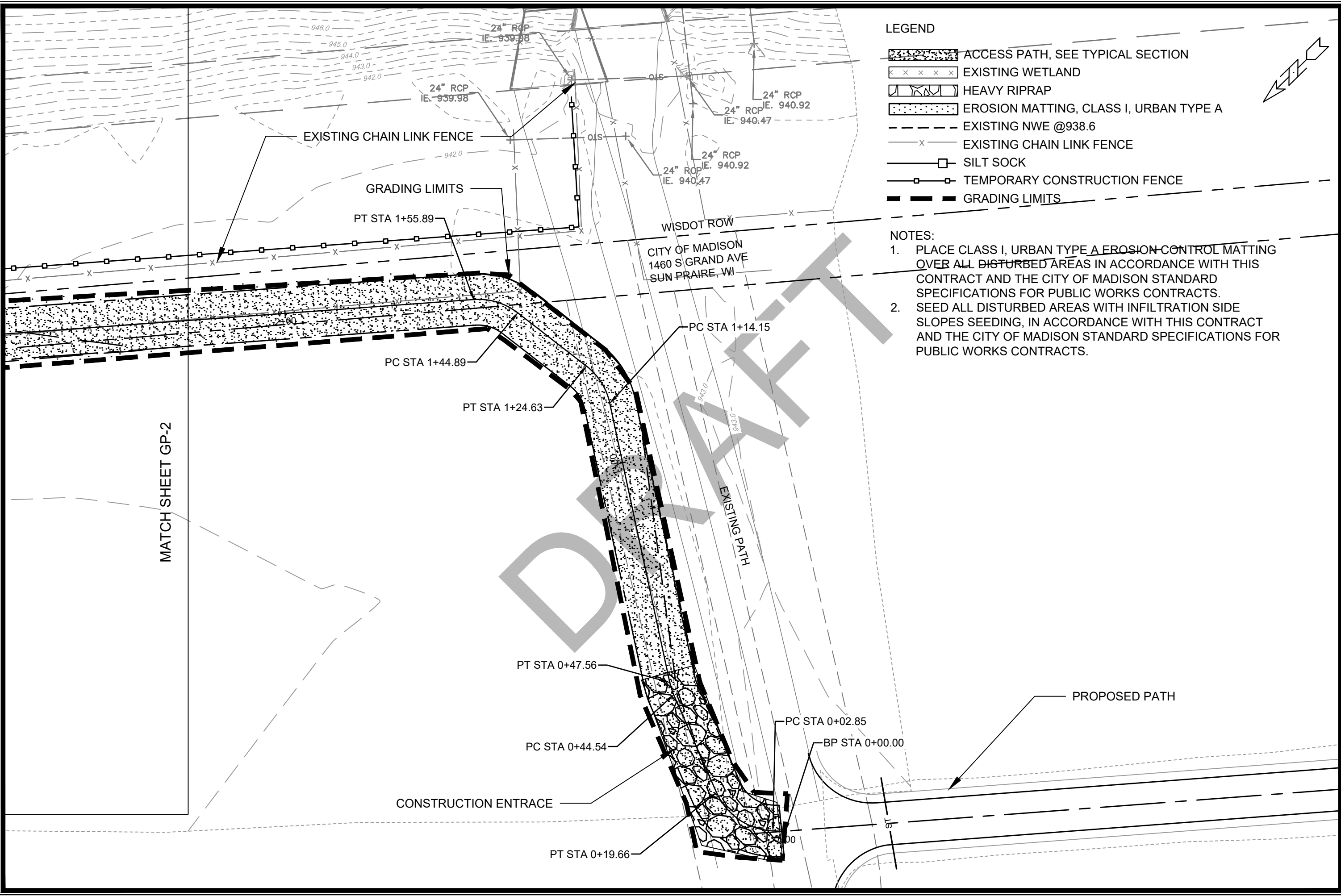


15427  
EX-2










LEGEND

- ACCESS PATH, SEE TYPICAL SECTION
- EXISTING WETLAND
- HEAVY RIPRAP
- EROSION MATTING, CLASS I, URBAN TYPE A
- EXISTING NWE @938.6
- EXISTING CHAIN LINK FENCE
- SILT SOCK
- TEMPORARY CONSTRUCTION FENCE
- GRADING LIMITS

NOTES:

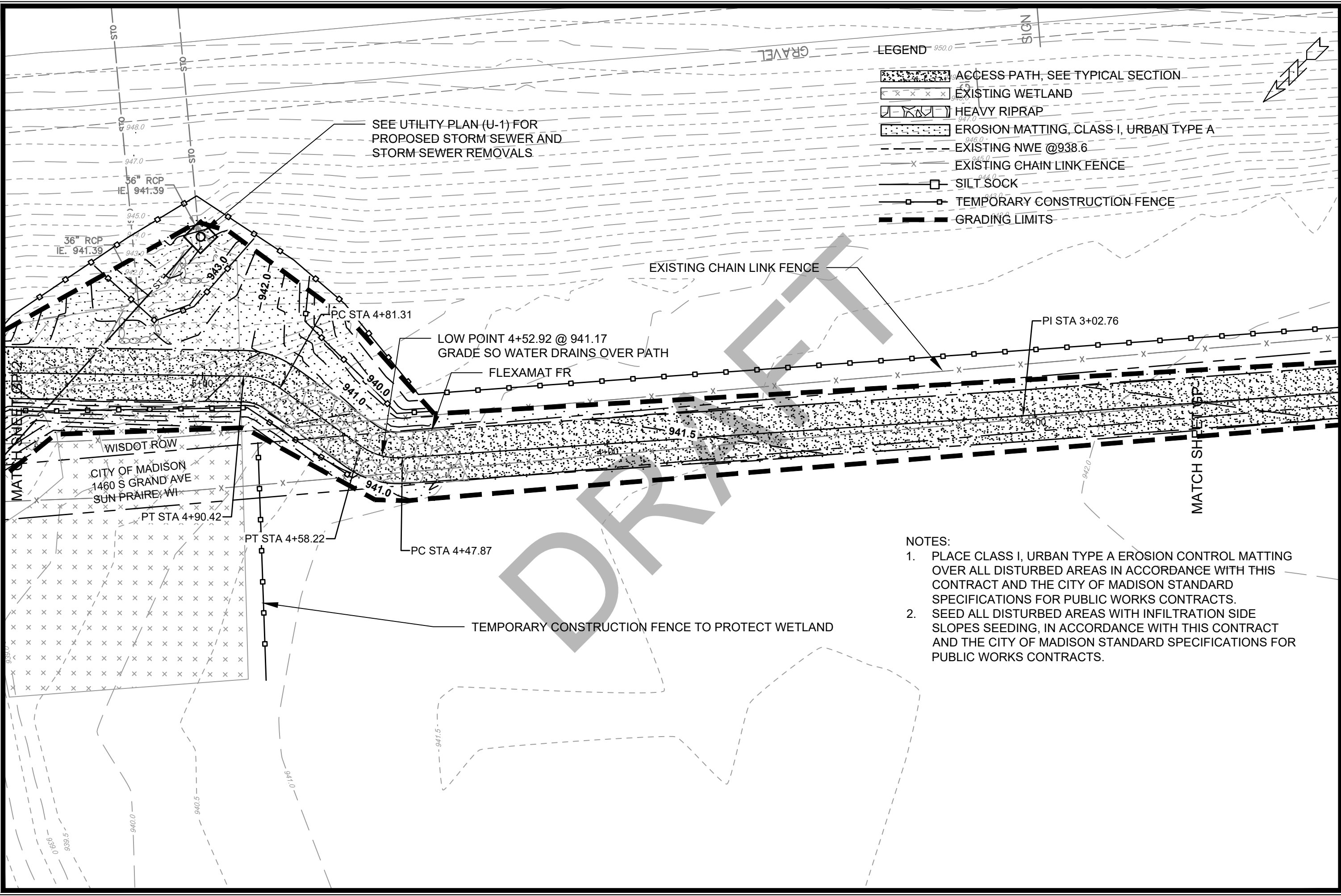
1. PLACE CLASS I, URBAN TYPE A EROSION CONTROL MATTING OVER ALL DISTURBED AREAS IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.
2. SEED ALL DISTURBED AREAS WITH INFILTRATION SIDE SLOPES SEEDING, IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.

15427		MADISON, WI		CONTRACT NO: 8739	
GRADING AND EROSION CONTROL PLAN		NORTHEAST REGIONAL POND SHORELINE REPAIR		M:\DESIGN\Projects\15427\CAD\Storm\15427_Storm.dwg	
15427		GP-1		186	



15427  
GP-1





- LEGEND
- ACCESS PATH, SEE TYPICAL SECTION
  - EXISTING WETLAND
  - HEAVY RIPRAP
  - EROSION MATTING, CLASS I, URBAN TYPE A
  - EXISTING NWE @938.6
  - EXISTING CHAIN LINK FENCE
  - SILT SOCK
  - TEMPORARY CONSTRUCTION FENCE
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- PLACE CLASS I, URBAN TYPE A EROSION CONTROL MATTING OVER ALL DISTURBED AREAS IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.
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GRADING AND EROSION CONTROL PLAN		15427	GP-2
NORTHEAST REGIONAL POND SHORELINE REPAIR		8739	GP-2
MADISON, WI		CONTRACT NO:	
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CITY OF MADISON WISCONSIN		15427	
15427		GP-2	
GP-2		187	

USH 151

PAVEMENT  
GRAVEL

RELOCATE EXISTING FENCE

EXISTING CHAIN LINK FENCE

EP STA 5+84.03

GRADING EXTENTS

EX. WATER LINE AT SURVEY

WDOT RIGHT OF WAY

MATCH LINE 1+73.42

938.0

1+00

-0+00

PT STA 4+90.42

MATCH SHEET GP-3

NWE WITH WEIR  
IMPROVEMENTS @ 937

SEE UTILITY PLAN (U-1) FOR  
PROPOSED STORM SEWER AND  
STORM SEWER REMOVALS

SHORELINE SECTION  
ALIGNMENT

LEGEND

- ACCESS PATH, SEE TYPICAL SECTION
- EXISTING WETLAND
- HEAVY RIPRAP
- EROSION MATTING, CLASS I, URBAN TYPE A
- EXISTING NWE @938.6
- EXISTING CHAIN LINK FENCE
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GRADING AND EROSION CONTROL PLAN

NORTHEAST REGIONAL POND SHORELINE REPAIR

15427

MADISON, WI

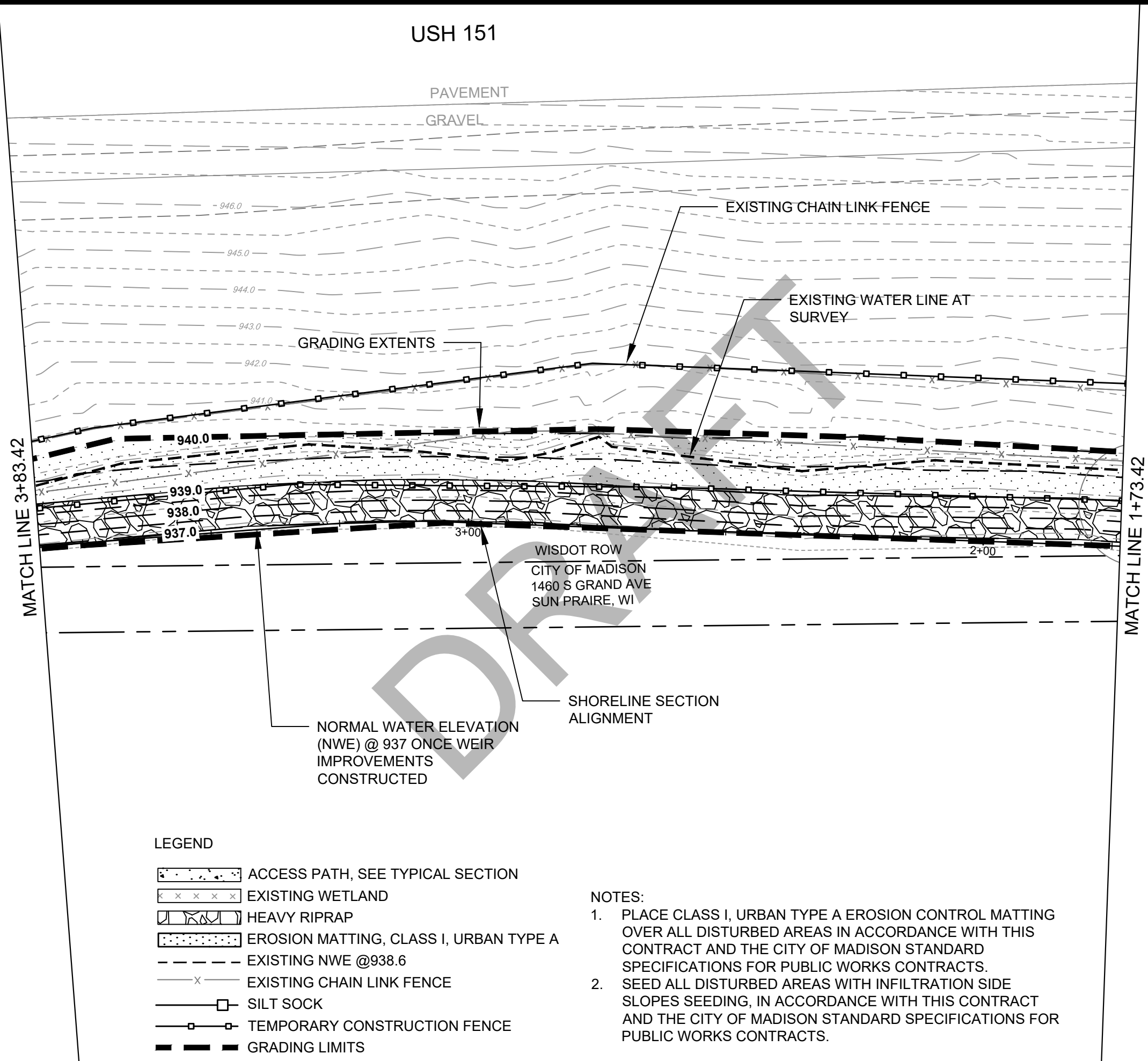
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8739

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15427  
GP-3

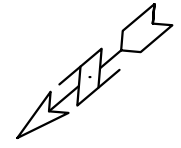


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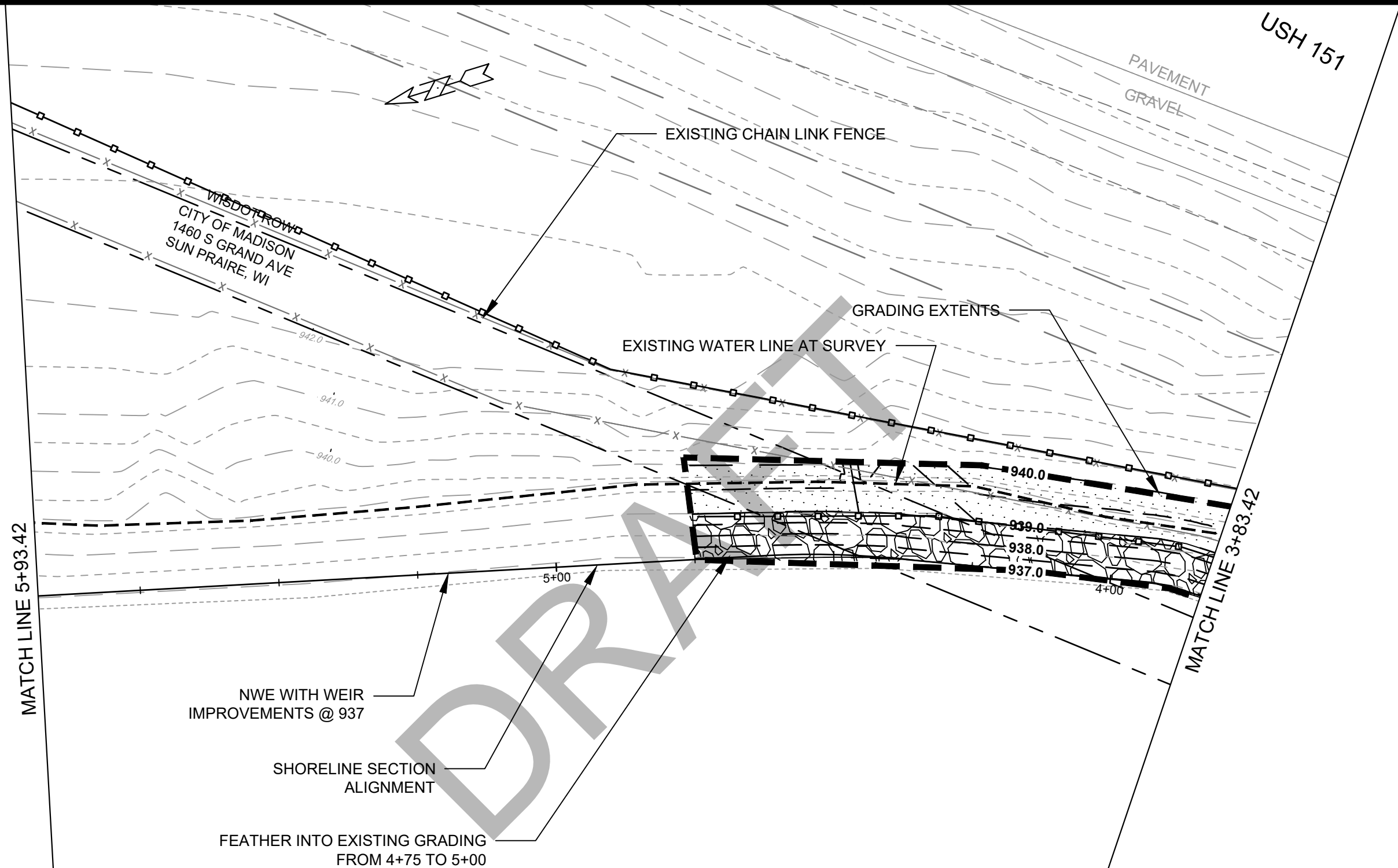
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- EROSION MATTING, CLASS I, URBAN TYPE A
- EXISTING NWE @938.6
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GRADING AND EROSION CONTROL PLAN		15427	GP-4
NORTHEAST REGIONAL POND SHORELINE REPAIR		MADISON, WI	
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CITY OF MADISON WISCONSIN		MARK	BY
		DESIGNED BY: SCL	DATE
		REVISION	Scale: 1" = 20'
		15427	GP-4



- NOTES:
1. PLACE CLASS I, URBAN TYPE A EROSION CONTROL MATTING OVER ALL DISTURBED AREAS IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.
  2. SEED ALL DISTURBED AREAS WITH INFILTRATION SIDE SLOPES SEEDING, IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.

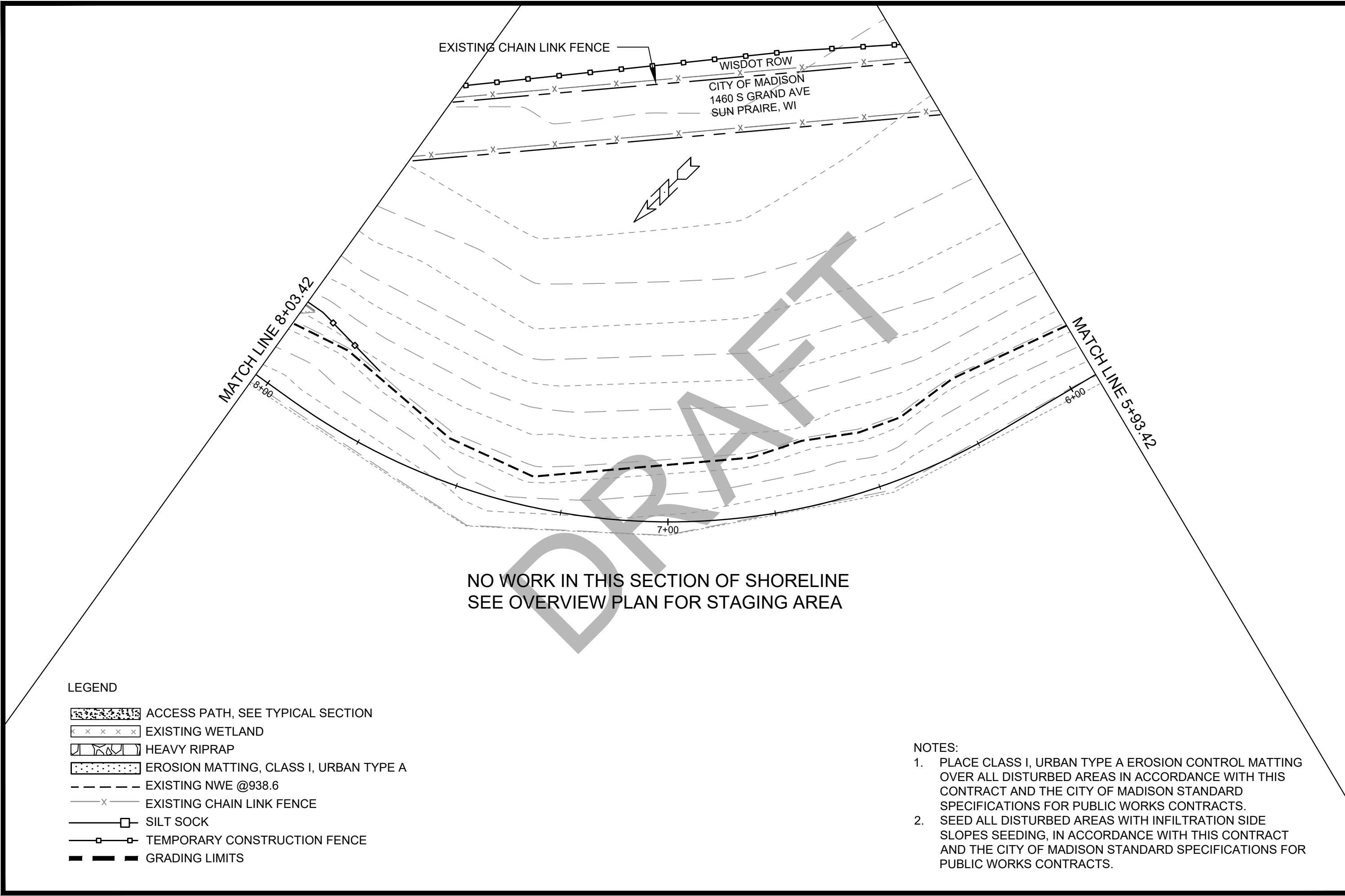
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	EXISTING WETLAND
	HEAVY RIPRAP
	EROSION MATTING, CLASS I, URBAN TYPE A
	EXISTING NWE @938.6
	EXISTING CHAIN LINK FENCE
	SILT SOCK
	TEMPORARY CONSTRUCTION FENCE
	GRADING LIMITS

GRADING AND EROSION CONTROL PLAN		15427	
NORTHEAST REGIONAL POND SHORELINE REPAIR		MADISON, WI	
M:\DESIGN\Projects\15427\CAD\Storm\15427_Storm.dwg		8739	GP-5
15427		GP-5	190

15427  
GP-5

MARK	REVISION	DATE	BY
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Scale: 1" = 20'



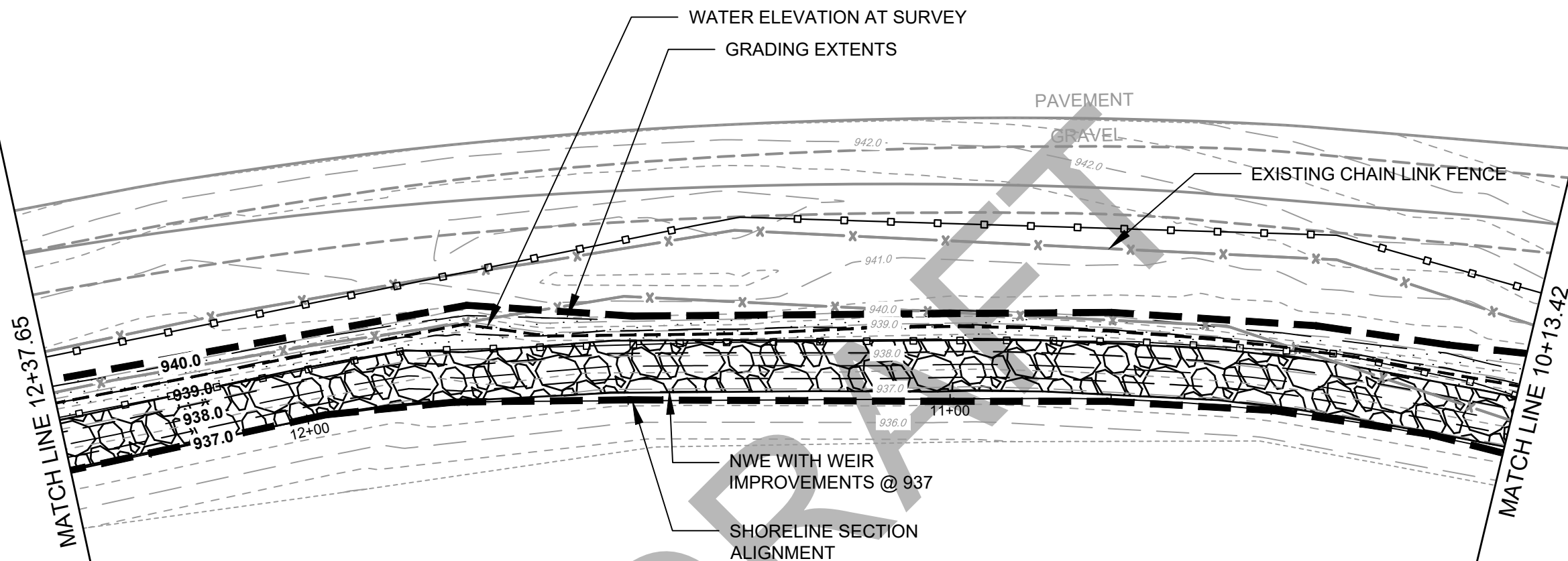
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- ACCESS PATH, SEE TYPICAL SECTION
- EXISTING WETLAND
- HEAVY RIPRAP
- EROSION MATTING, CLASS I, URBAN TYPE A
- EXISTING NWE @938.6
- EXISTING CHAIN LINK FENCE
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GRADING AND EROSION CONTROL PLAN		15427	MADISON, WI	CONTRACT NO: 8739	GP-6
NORTHEAST REGIONAL POND SHORELINE REPAIR					
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		15427			
		GP-6			





WISDOT ROW  
CITY OF MADISON  
1420 S GRAND AVE  
SUN PRAIRE, WI

- NOTES:
1. PLACE CLASS I, URBAN TYPE A EROSION CONTROL MATTING OVER ALL DISTURBED AREAS IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.
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LEGEND

- ACCESS PATH, SEE TYPICAL SECTION
- EXISTING WETLAND
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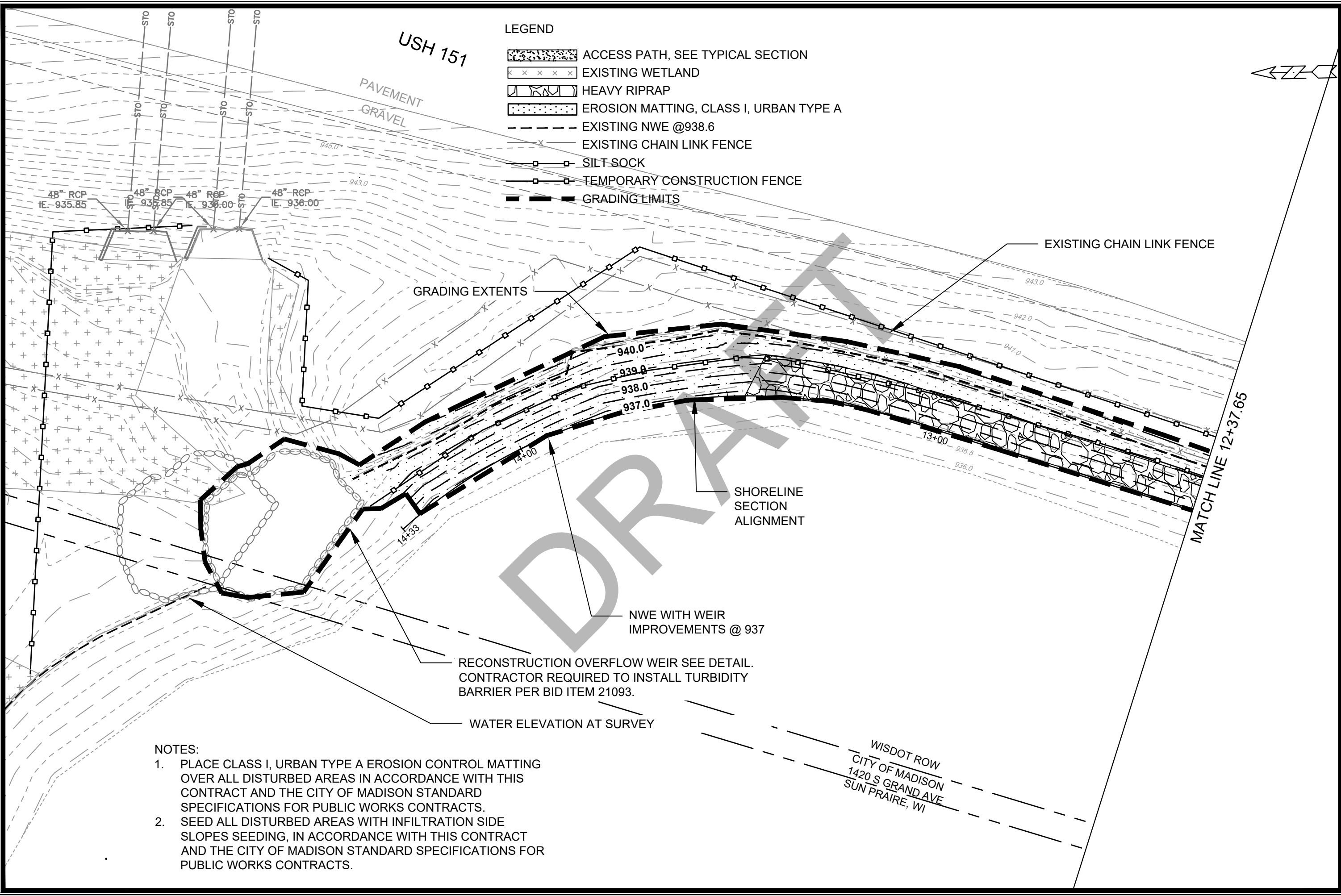
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15427	MADISON, WI	8739
GRADING AND EROSION CONTROL PLAN	NORTHEAST REGIONAL POND SHORELINE REPAIR	CONTRACT NO:
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15427  
GP-8





NOTES:

1. PLACE CLASS I, URBAN TYPE A EROSION CONTROL MATTING OVER ALL DISTURBED AREAS IN ACCORDANCE WITH THIS CONTRACT AND THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS.
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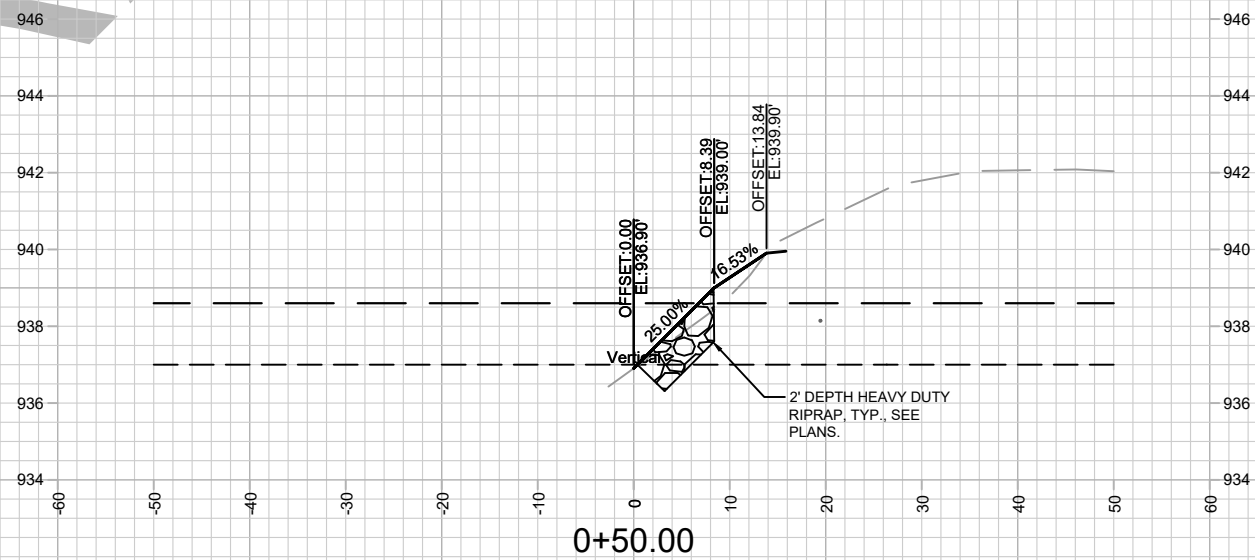
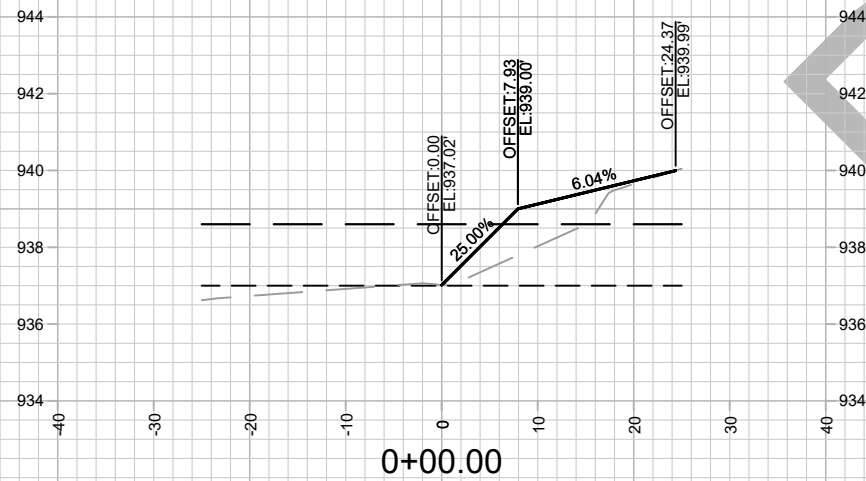
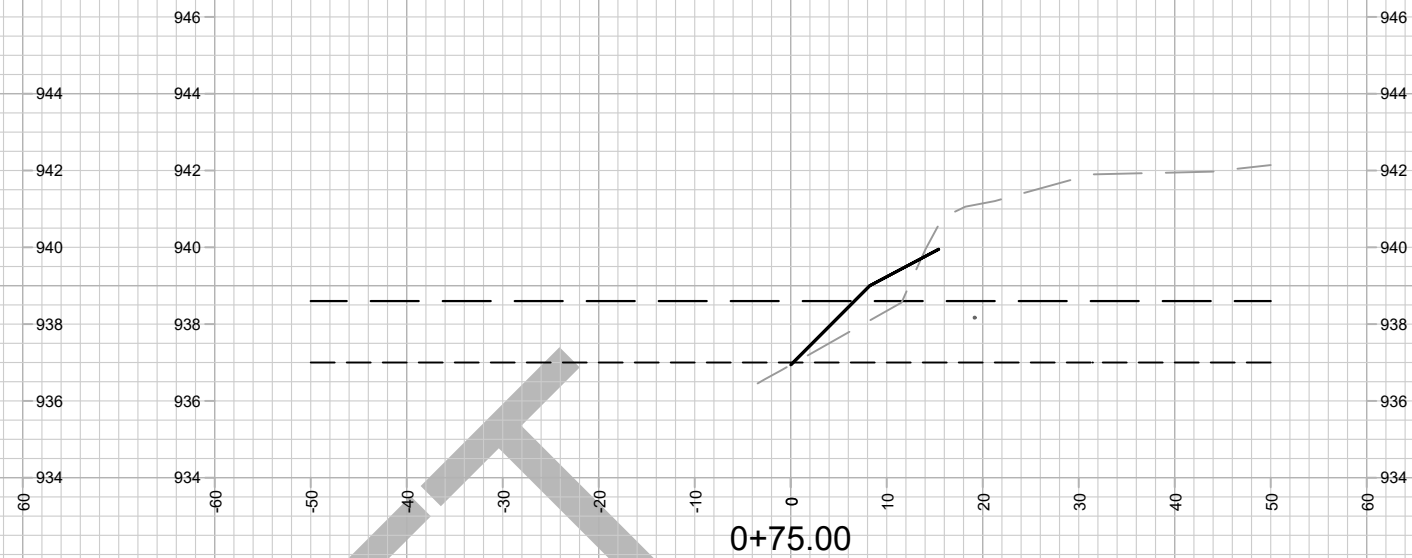
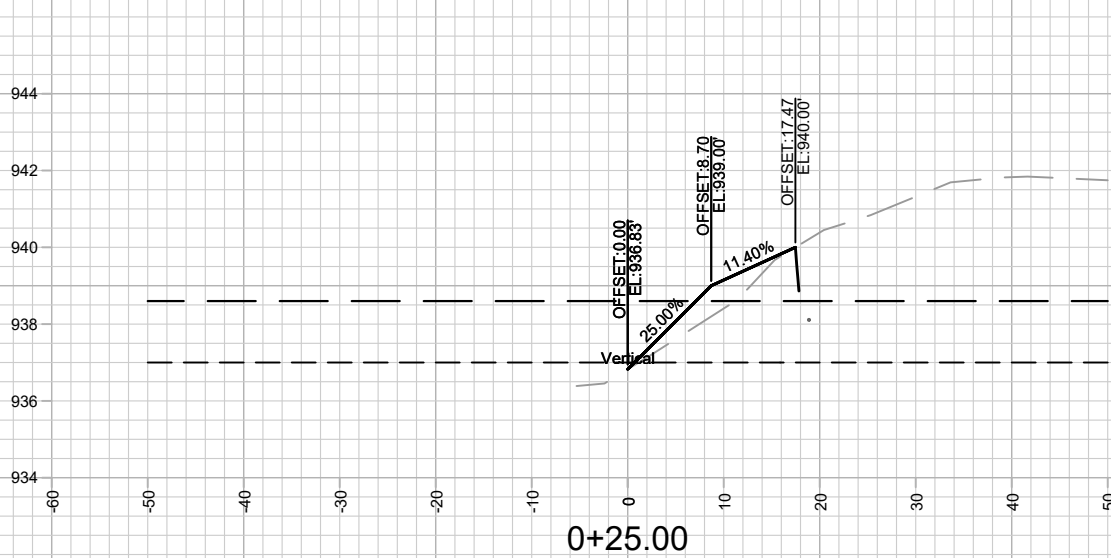
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- ACCESS PATH, SEE TYPICAL SECTION
- EXISTING WETLAND
- HEAVY RIPRAP
- EROSION MATTING, CLASS I, URBAN TYPE A
- EXISTING NWE @ 938.6
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15427		MADISON, WI		8739	
GRADING AND EROSION CONTROL PLAN		NORTHEAST REGIONAL POND SHORELINE REPAIR		CONTRACT NO:	
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Designed By: SCL		15427		GP-9	

WISDOT ROW  
CITY OF MADISON  
1420 S GRAND AVE  
SUN PRAIRE, WI



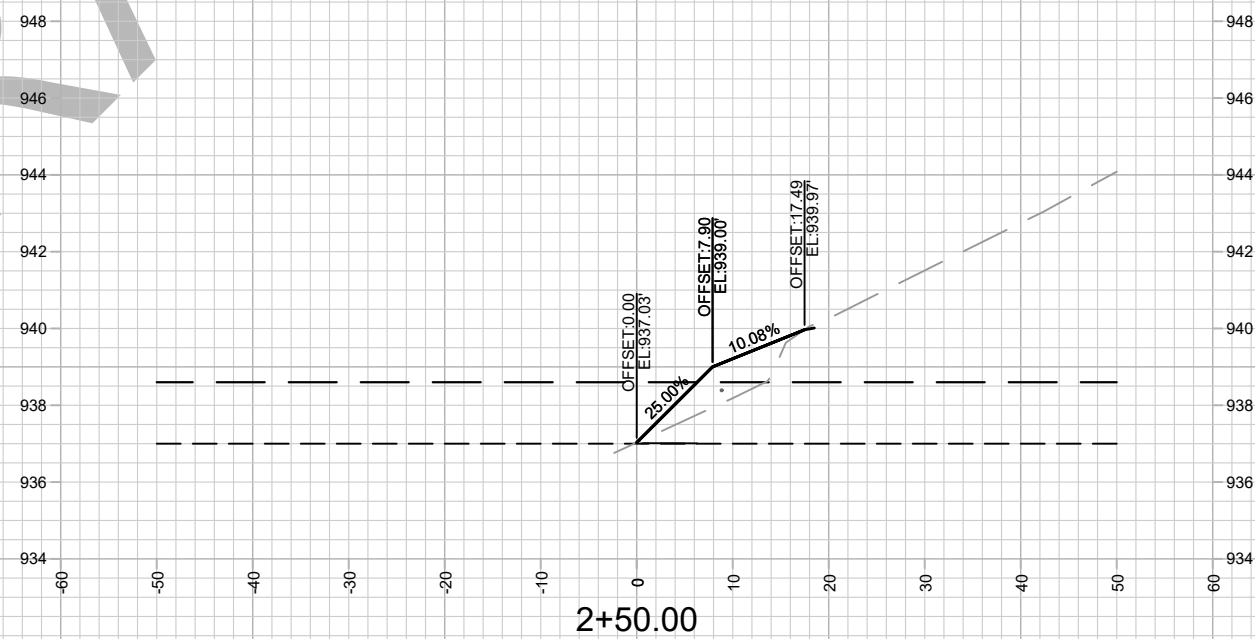
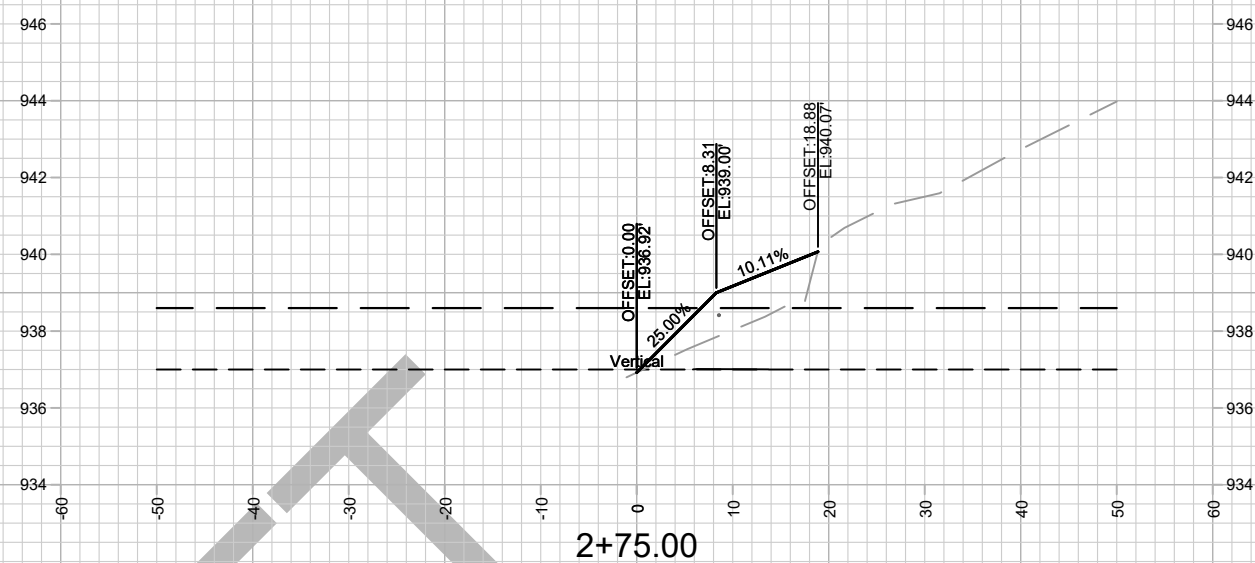
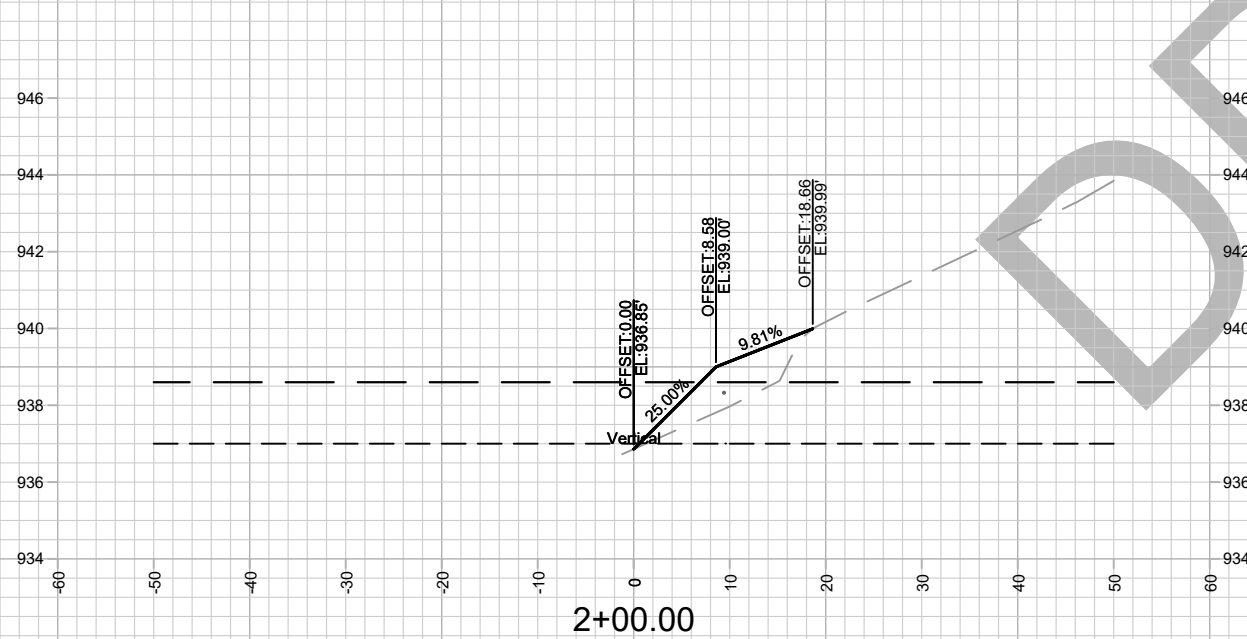
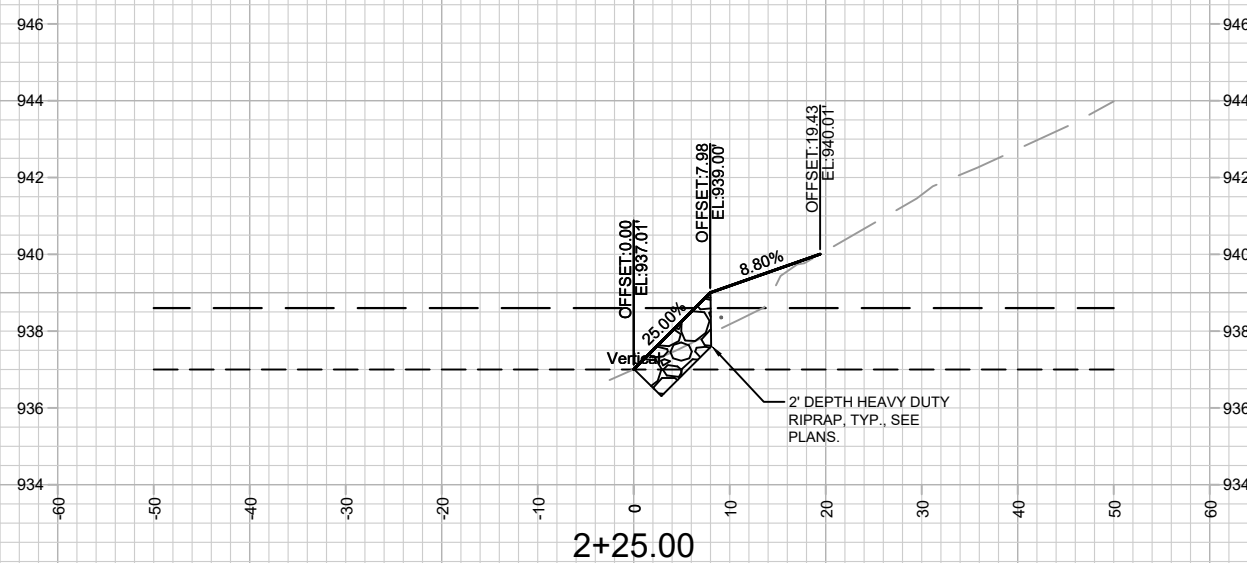


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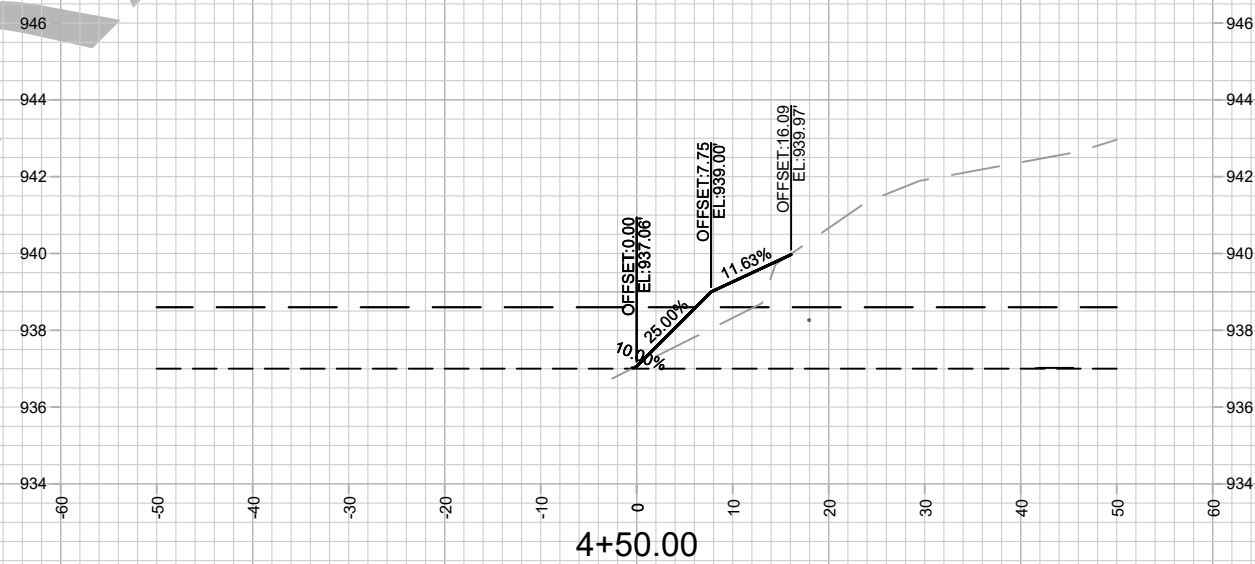
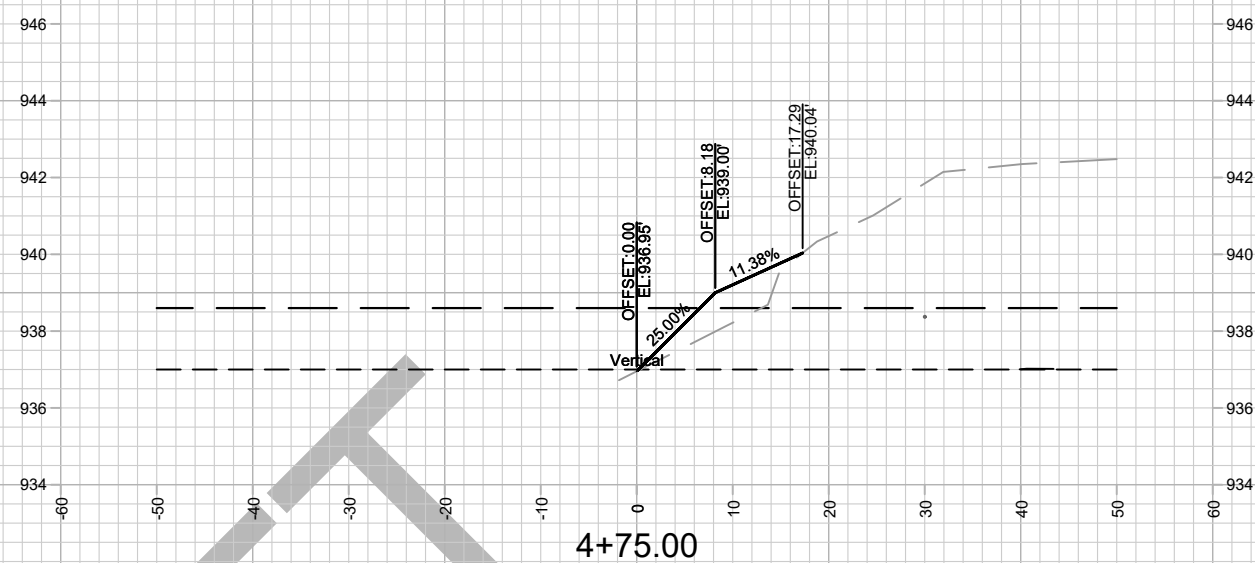
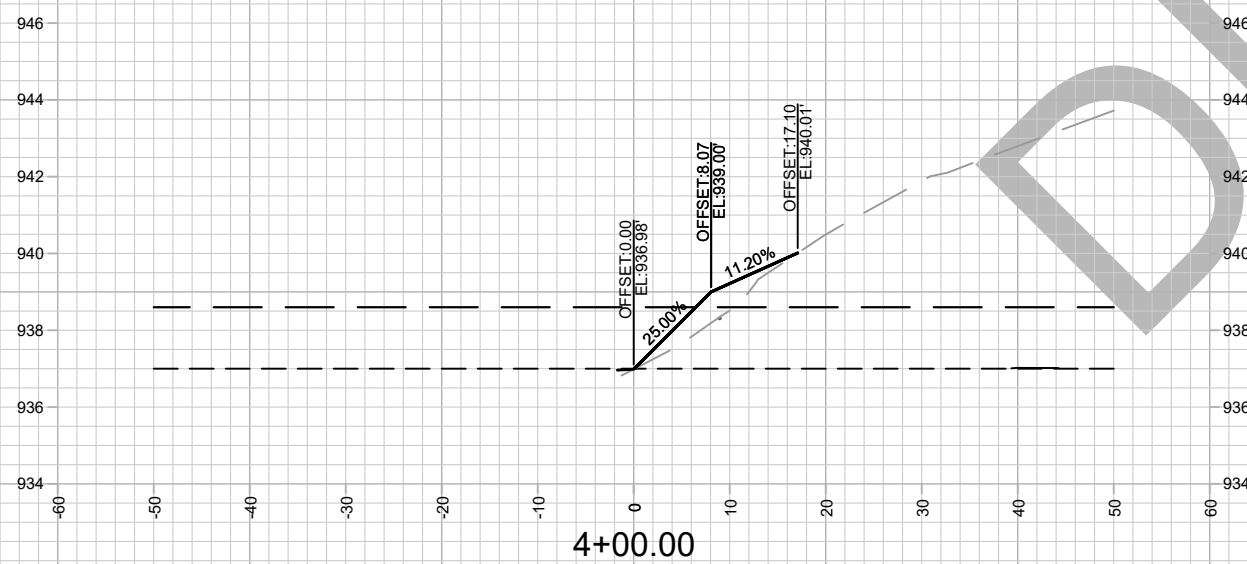
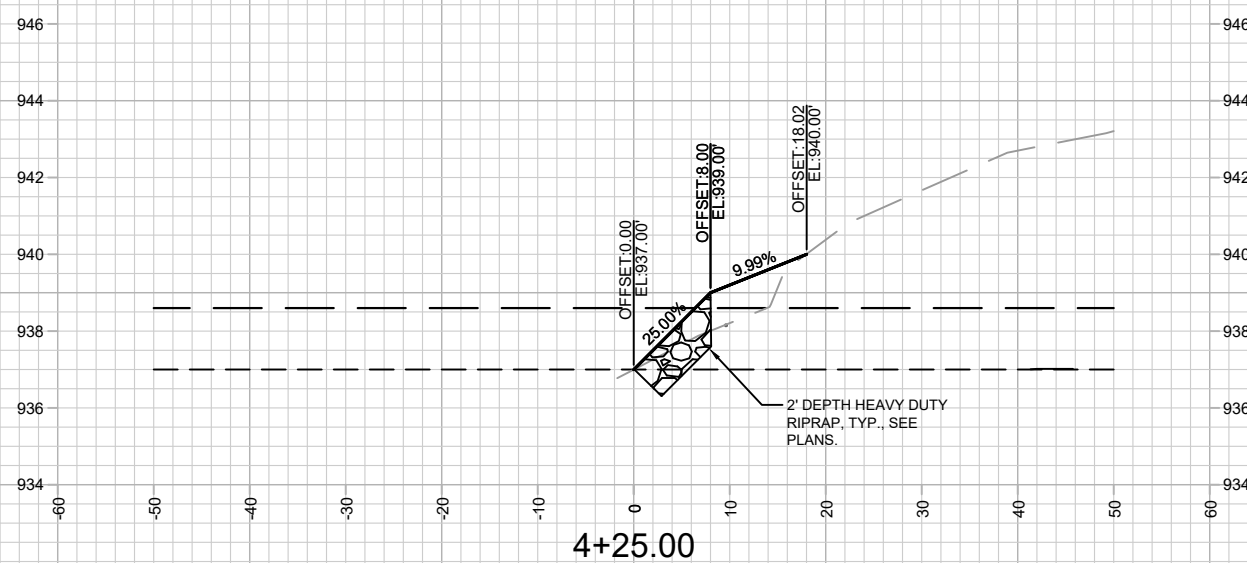
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	X-1		X-1	

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15427		5/29/2025 9:45 AM	









## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

15427

MADISON, WI

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**CONTRACT NO:**

[illegible]

REVISION

REVISION  
5/29/2025 9:45 AM

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5/29/2025 9:45 AM

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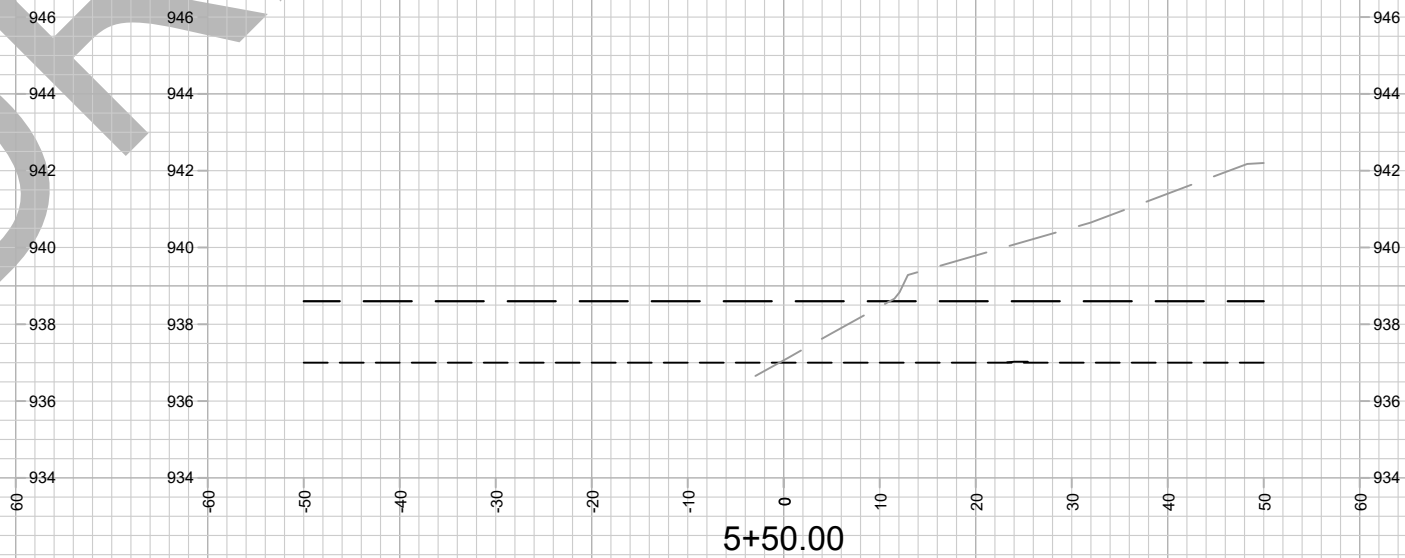
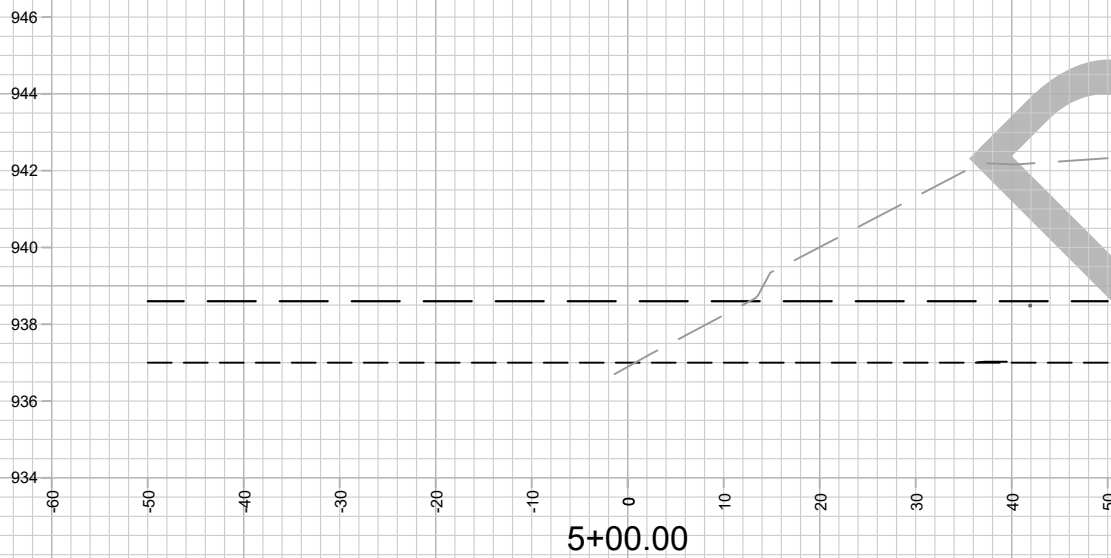
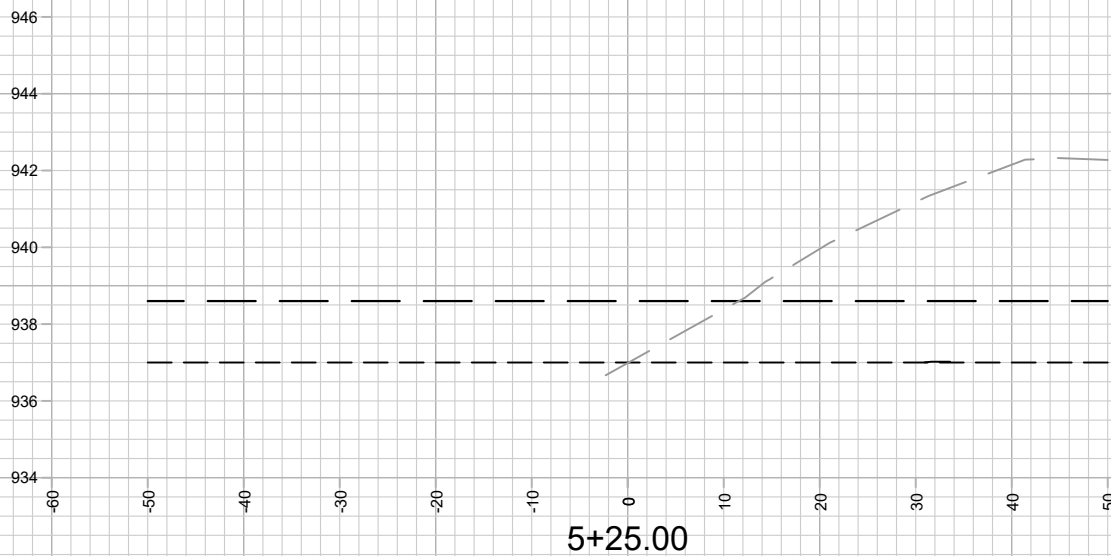
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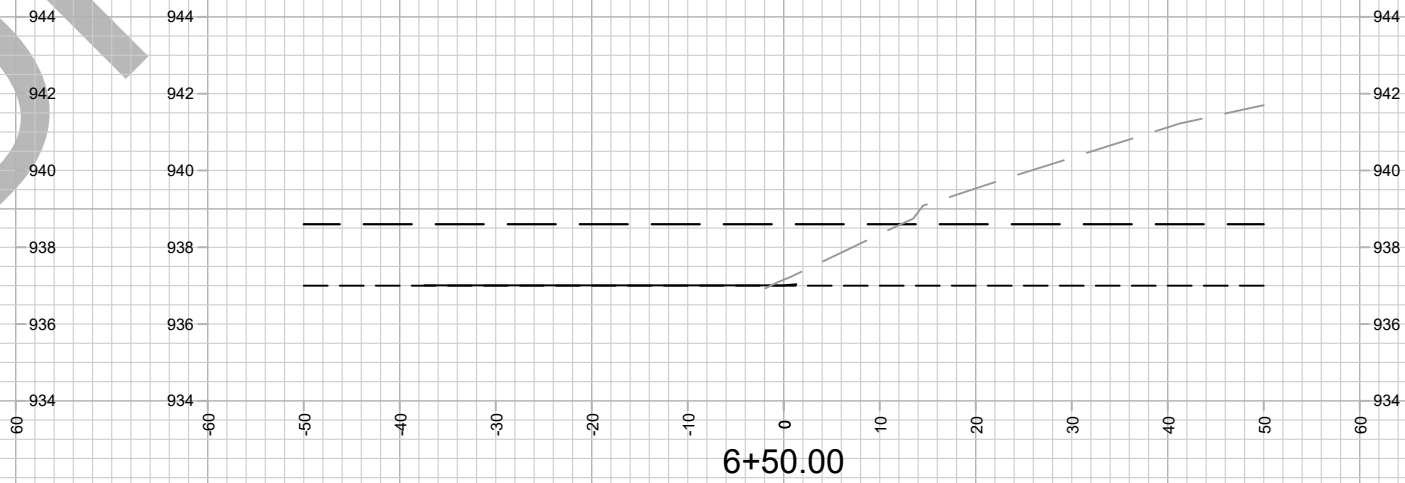
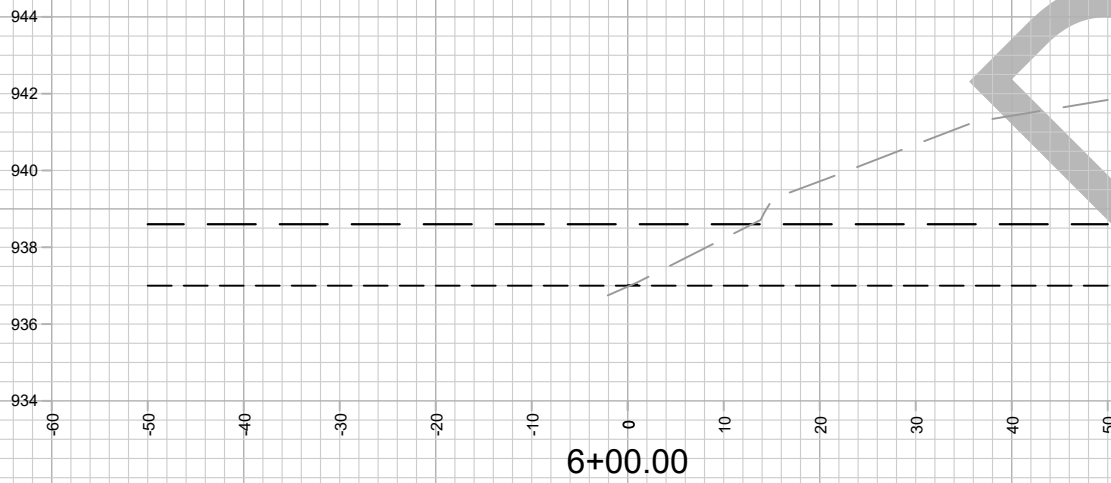
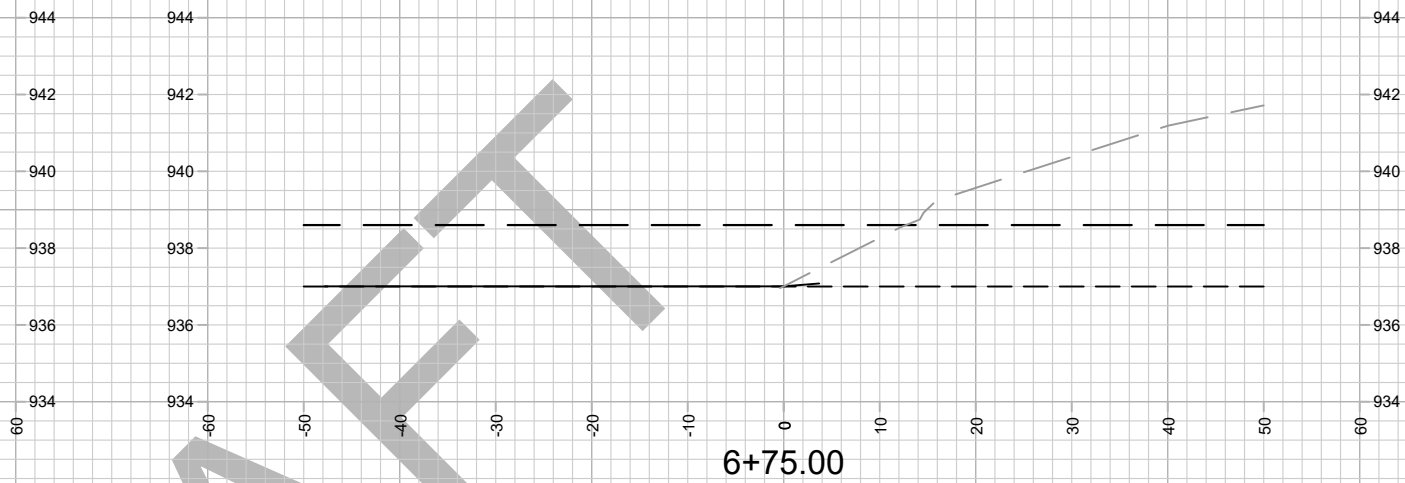
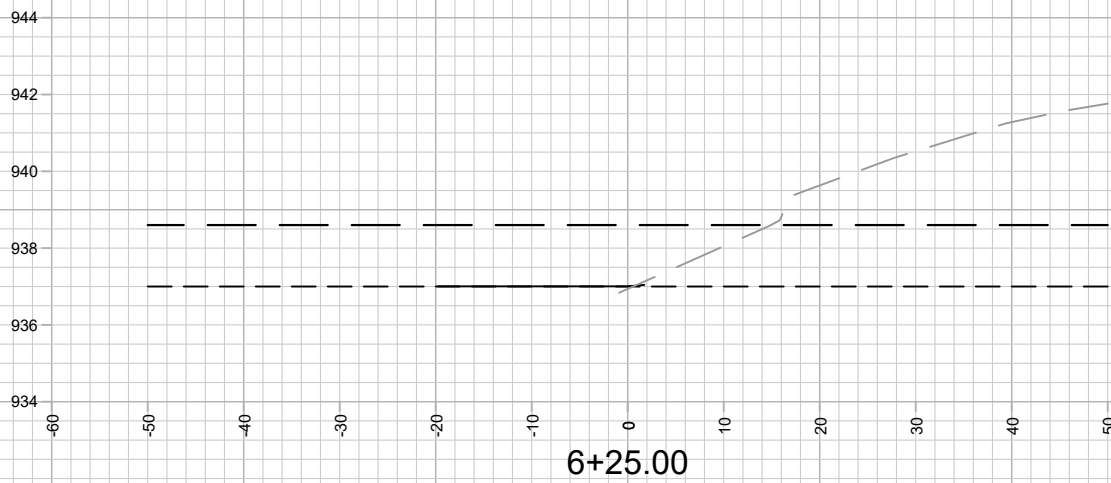
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NO SHORELINE STATION FROM 4+75-9+00

	15427		15427	
	NORTHEAST REGIONAL POND SHORELINE REPAIR		MADISON, WI	
	M:\DESIGN\Projects\15427\CAD\Storm\15427_Storm.dwg		CONTRACT NO: 8739	
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MARK	REVISION	DATE	BY
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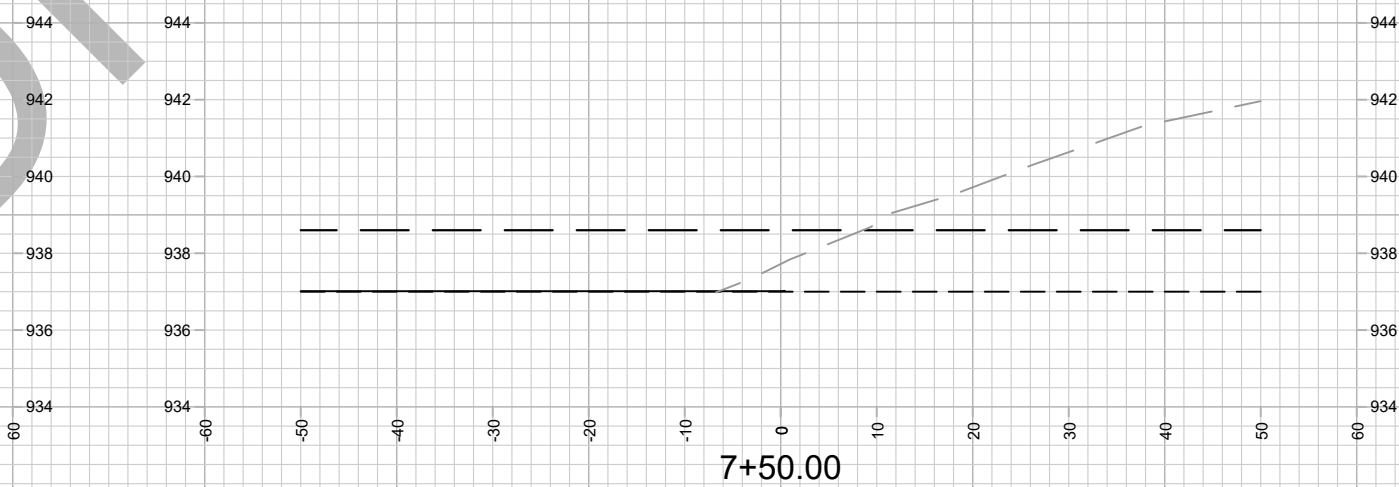
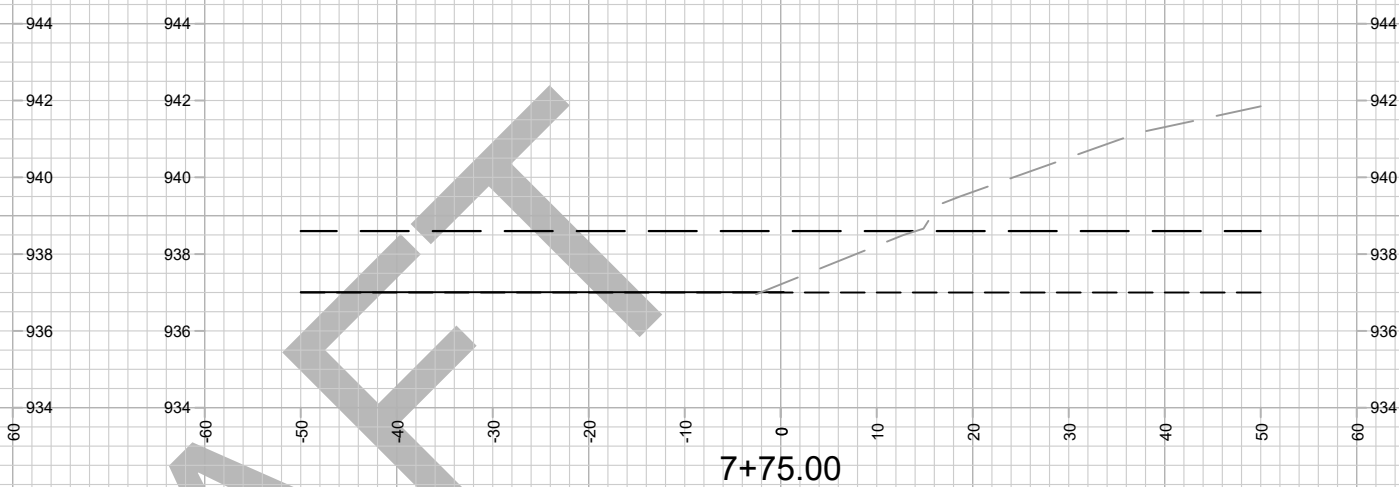
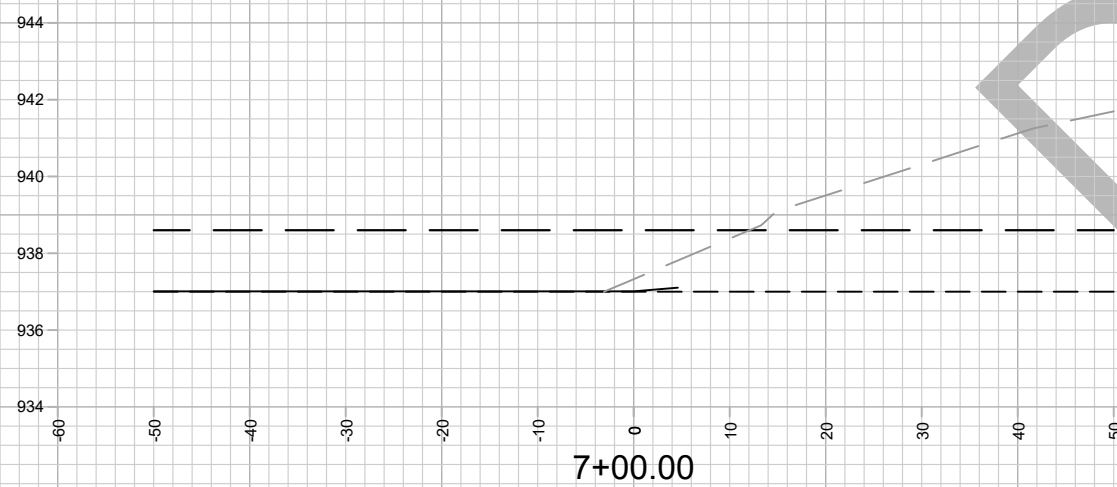
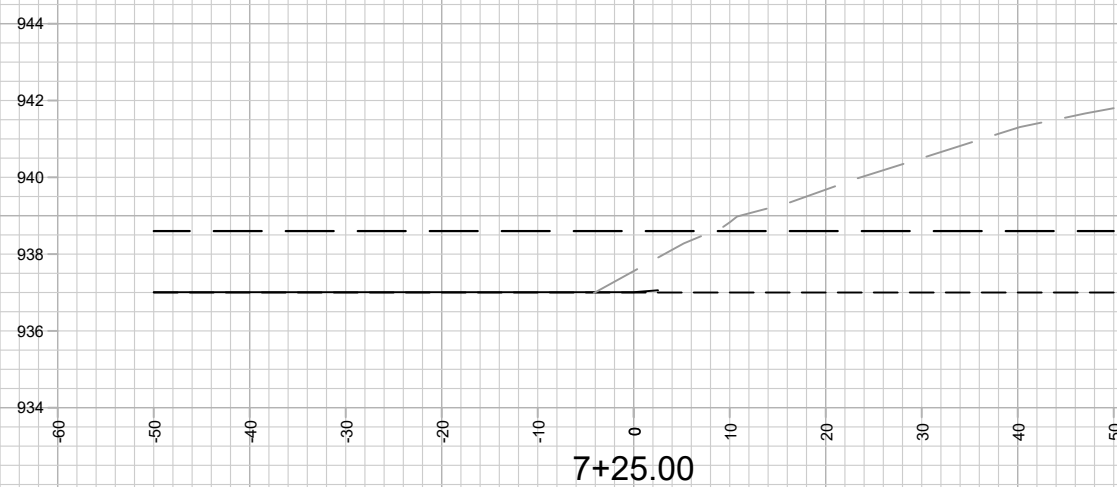


NO SHORELINE STATION FROM 4+75-9+00

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15427	5/29/2025 9:46 AM		

Scale: 1" = 20'



NO SHORELINE STATION FROM 4+75-9+00



15427

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202

## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

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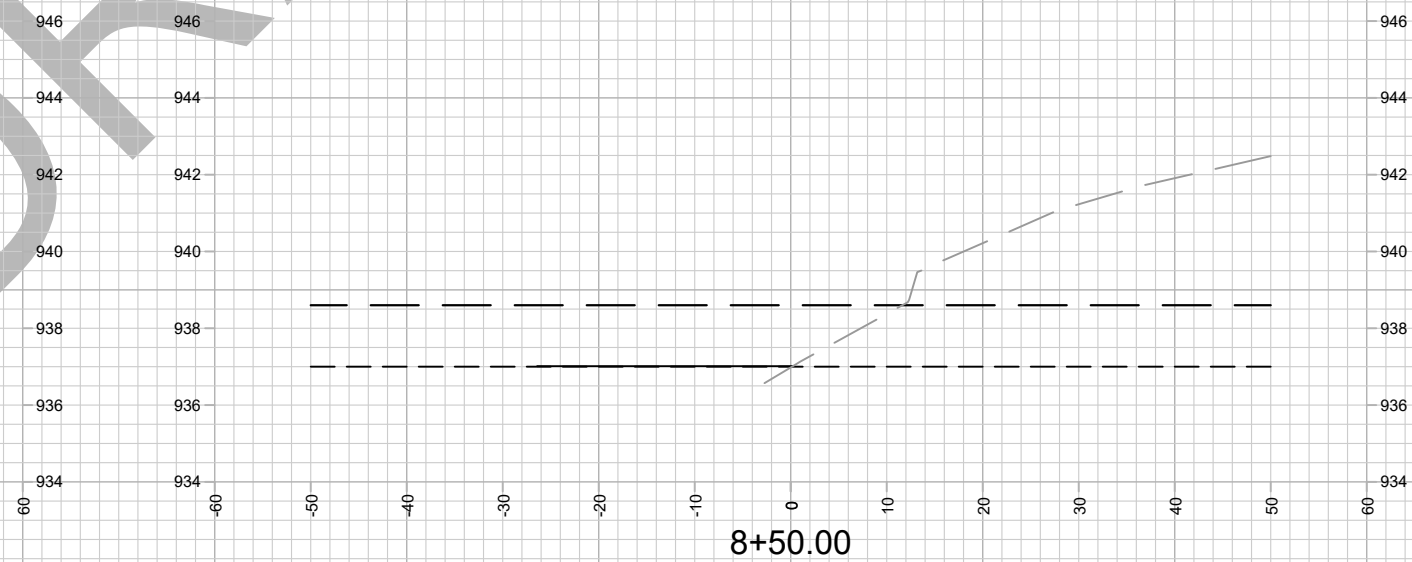
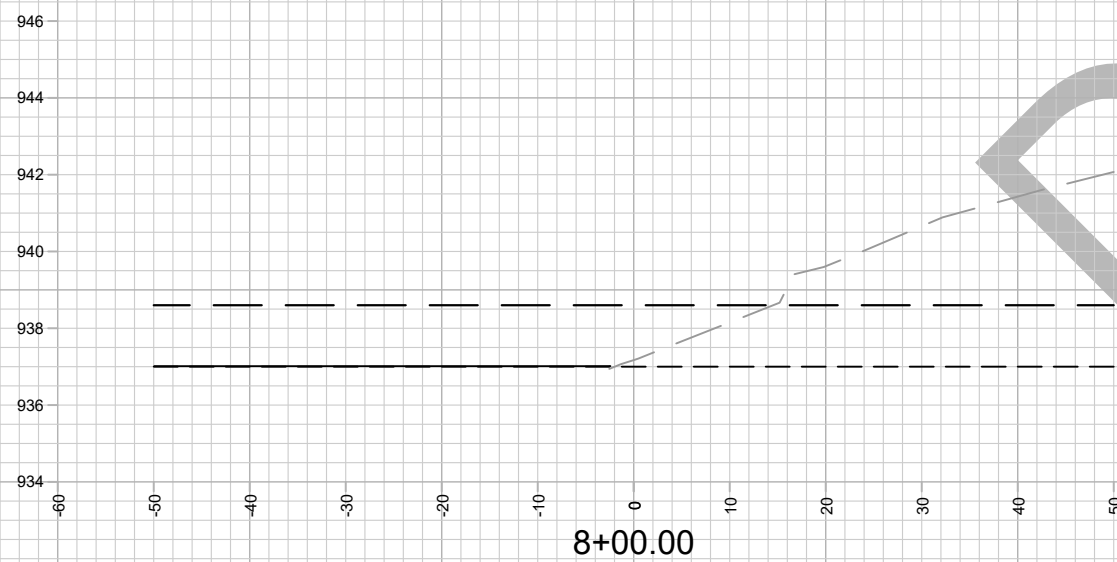
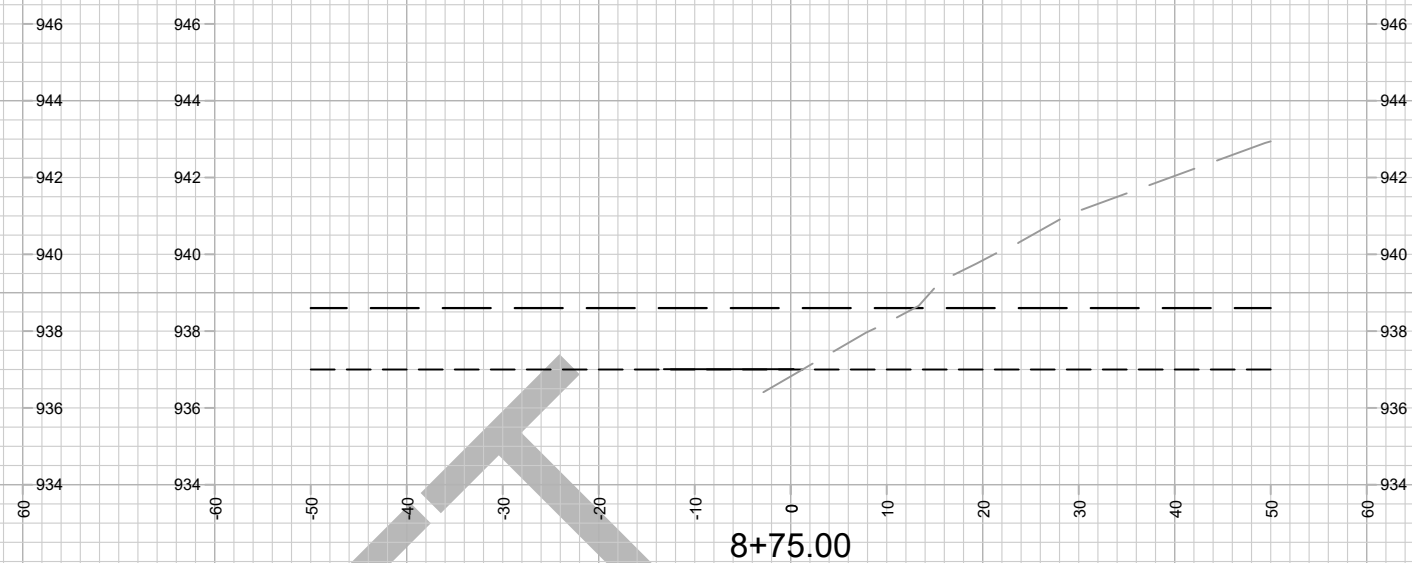
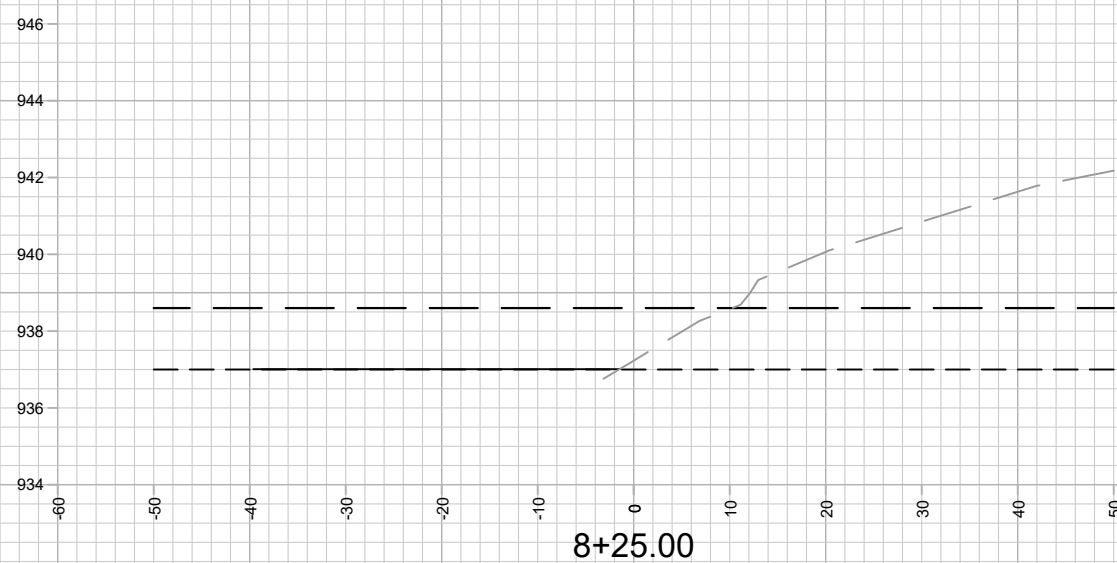
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MADISON, WI

**CONTRACT NO:**

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NO SHORELINE STATION FROM 4+75-9+00



15427

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203

## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

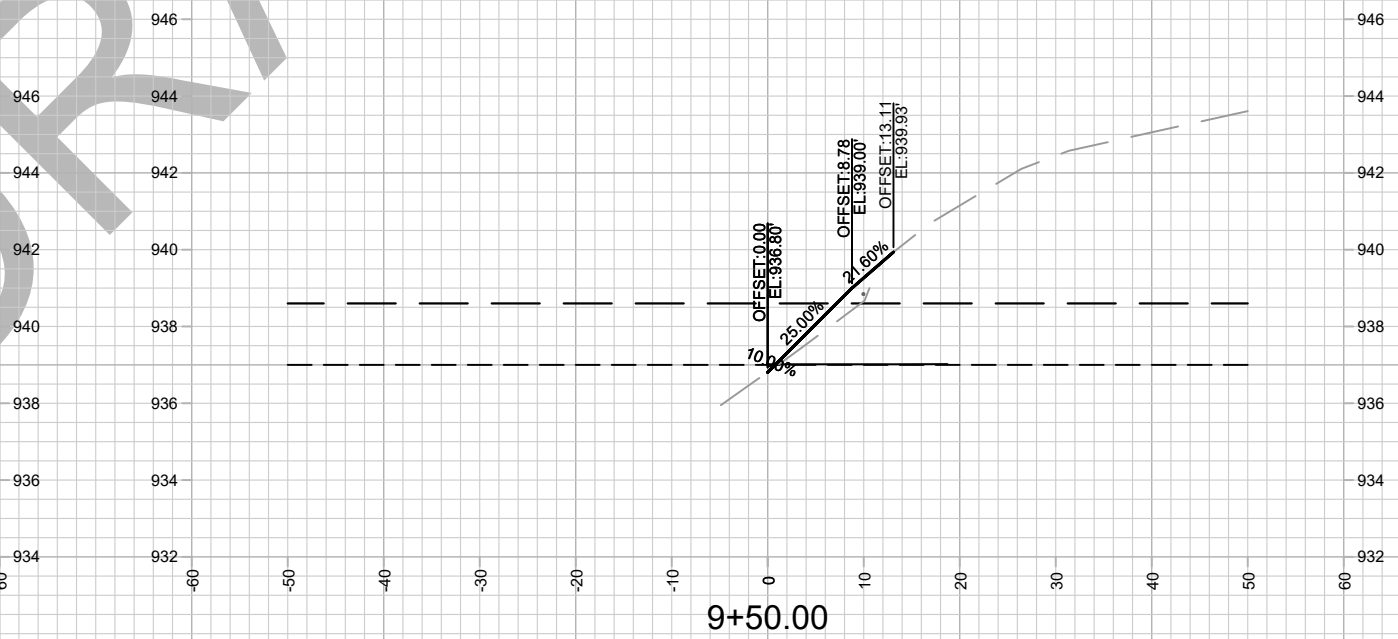
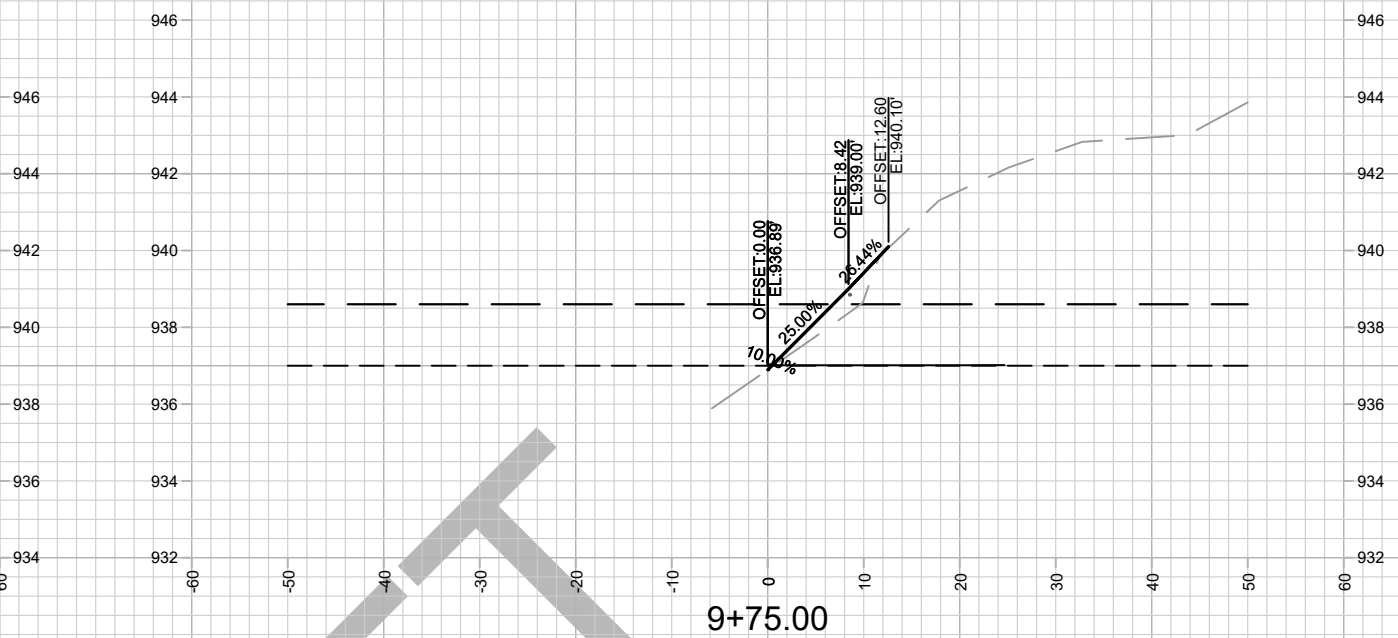
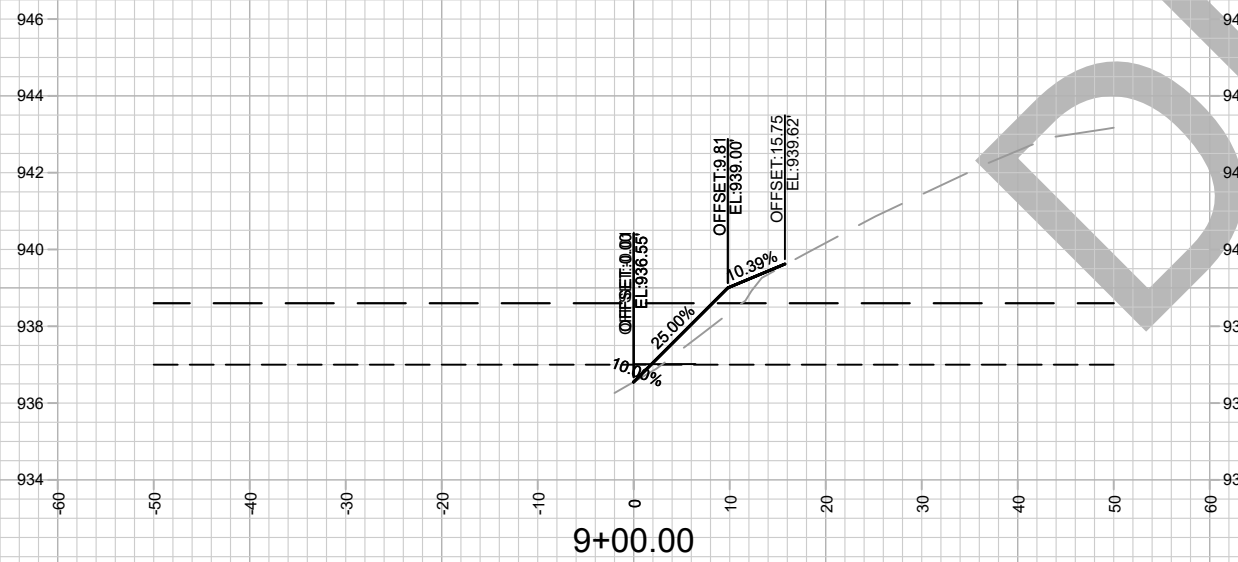
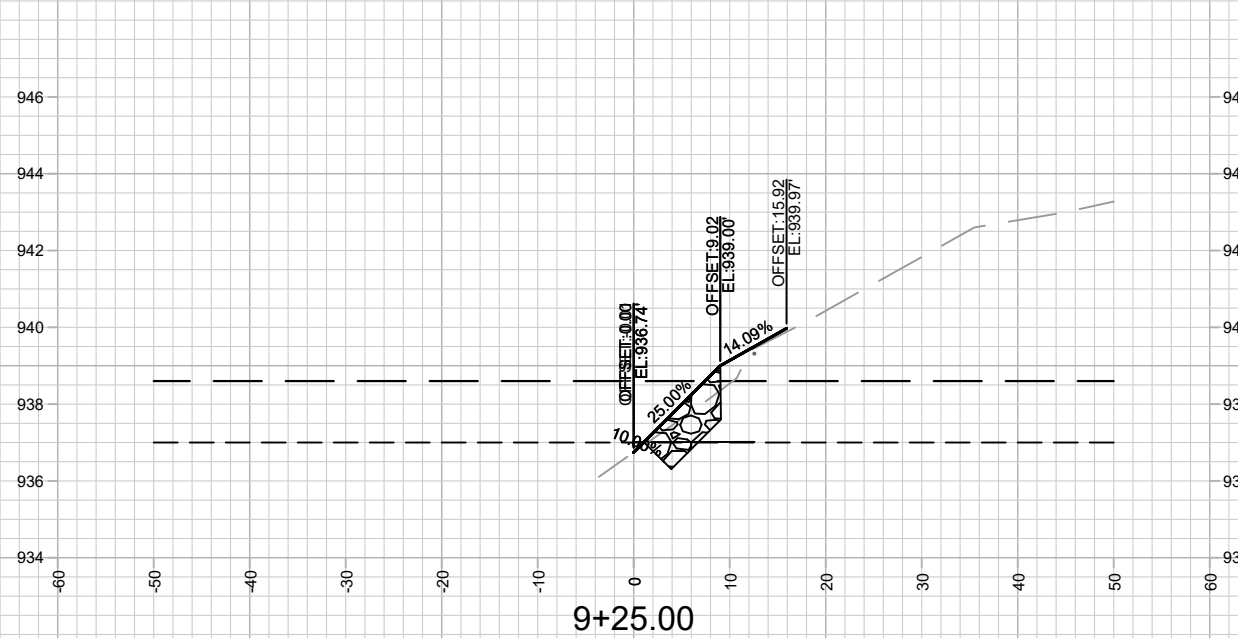
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MADISON, WI

**CONTRACT NO:**

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## CROSS SECTIONS - SHORELINE

NORTHEAST REGIONAL POND SHORELINE REPAIR

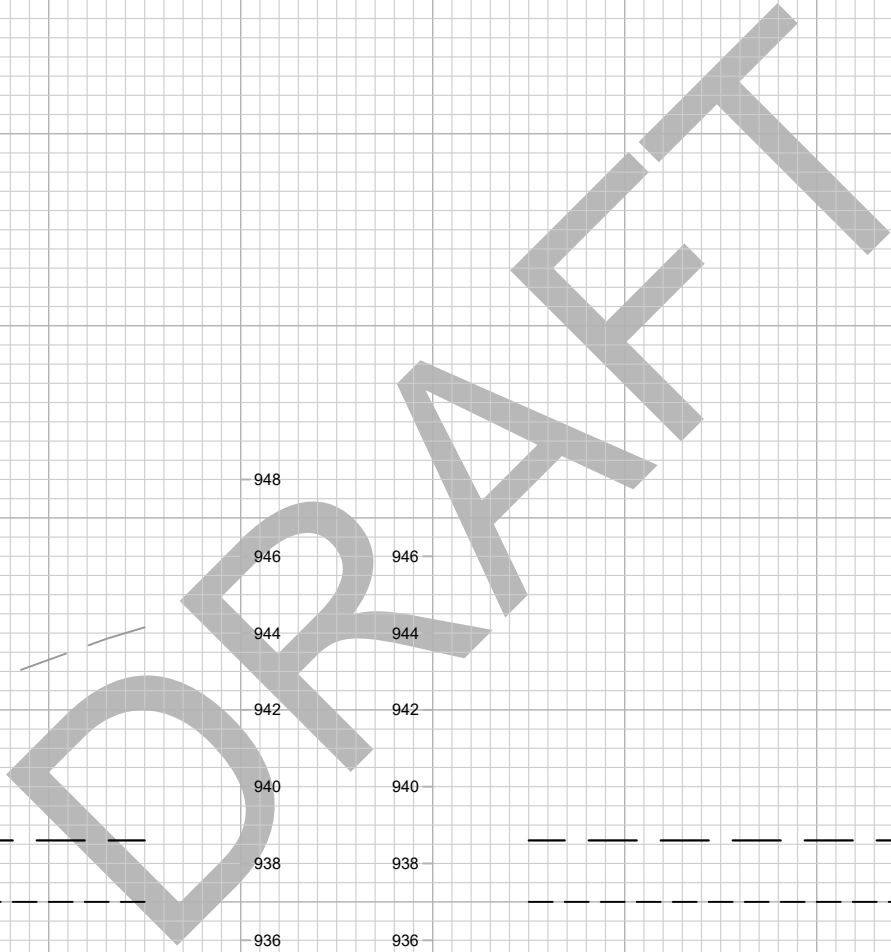
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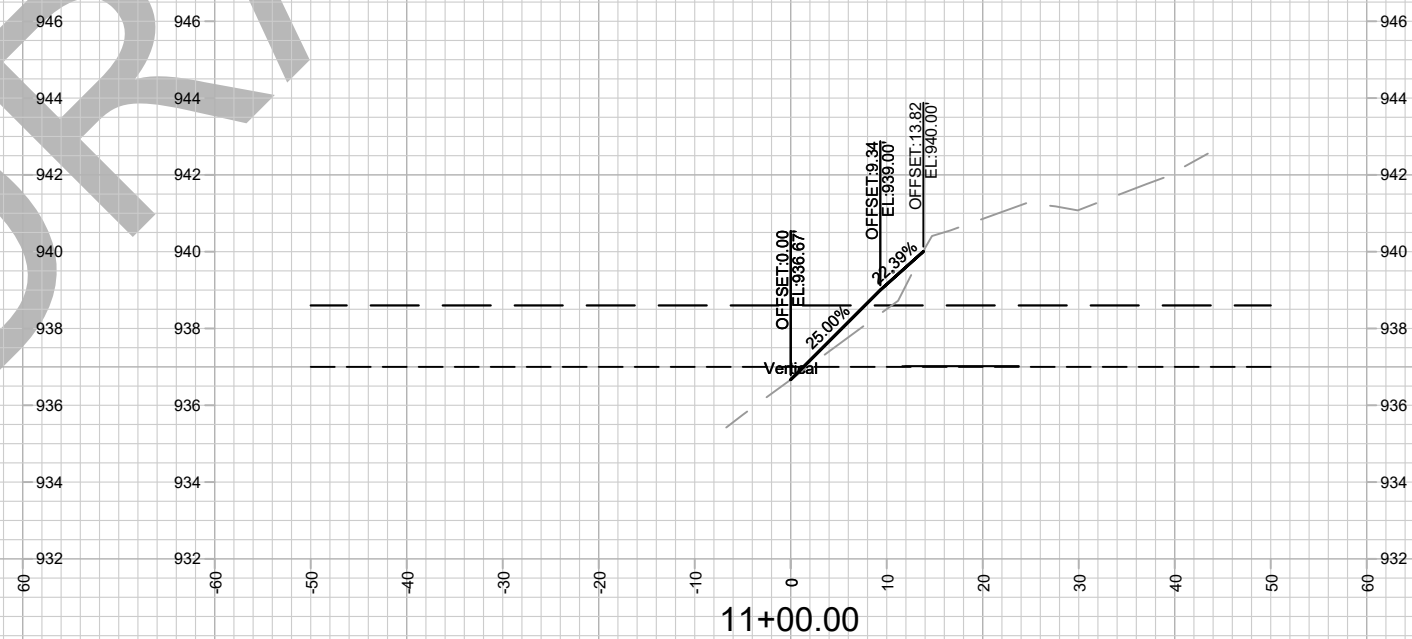
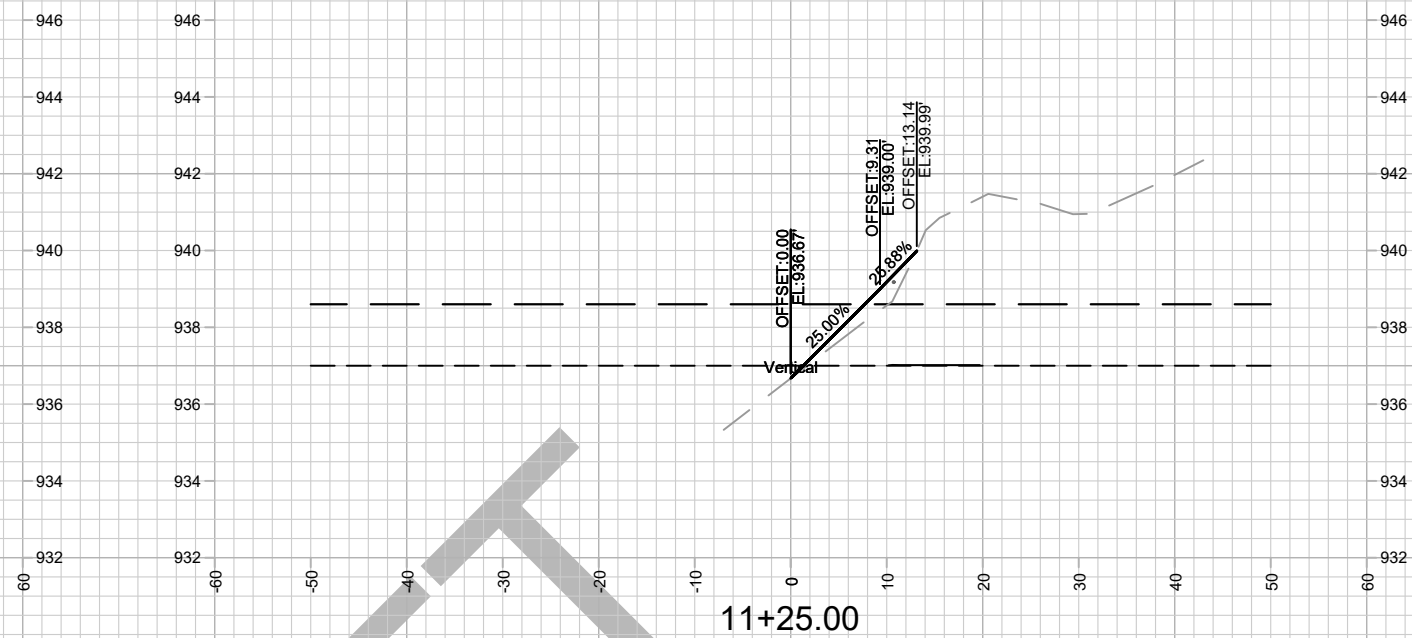
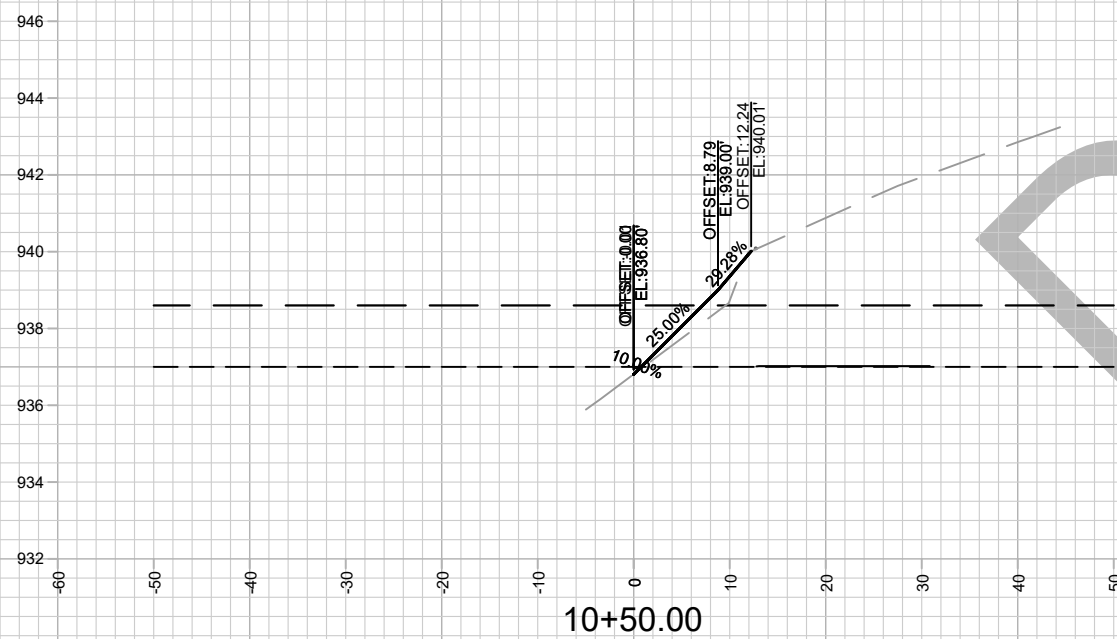
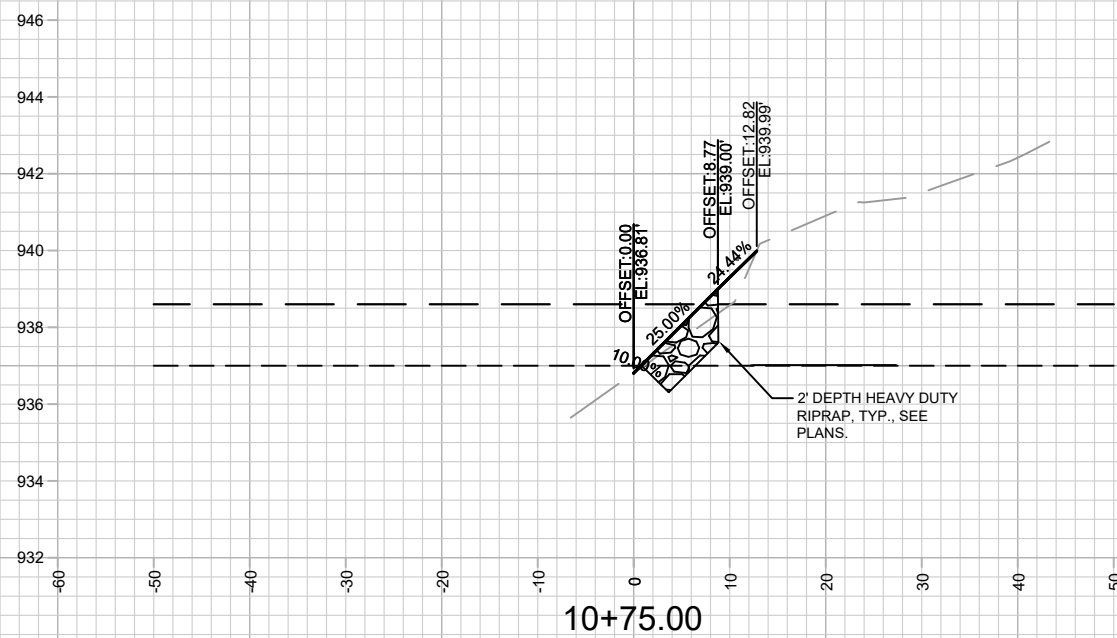
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MADISON, WI

CONTRACT NO:

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15427			X-10





## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

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MADISON, WI

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**CONTRACT NO:**

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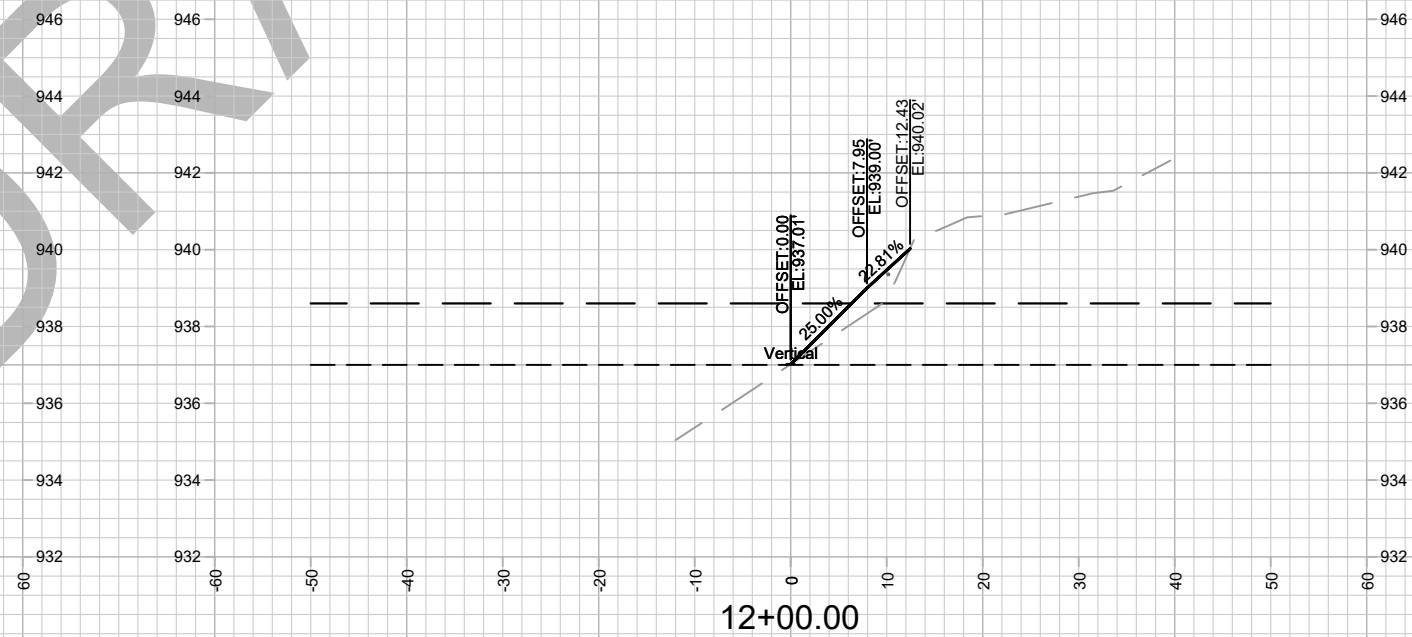
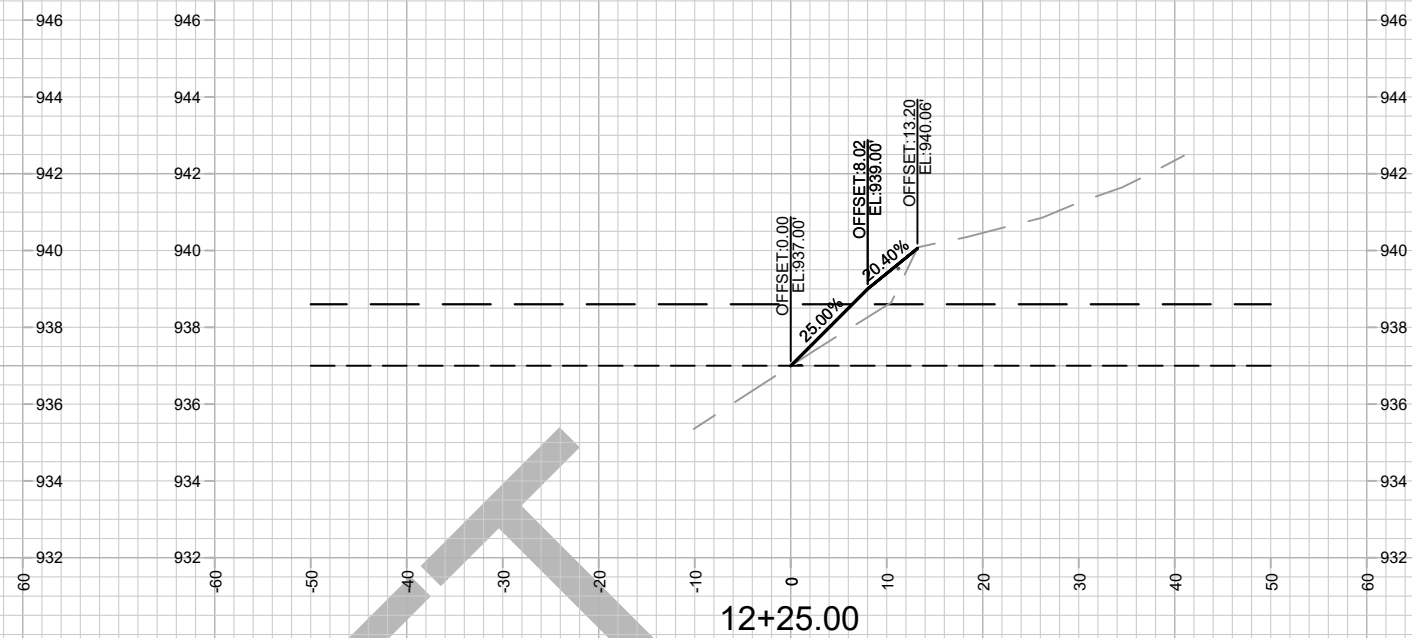
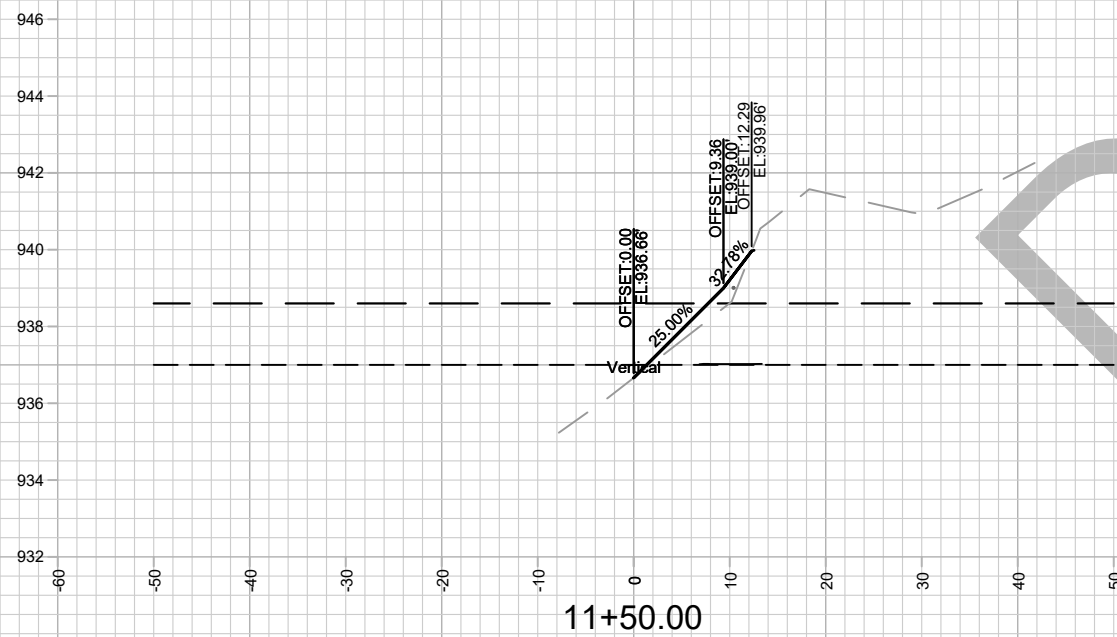
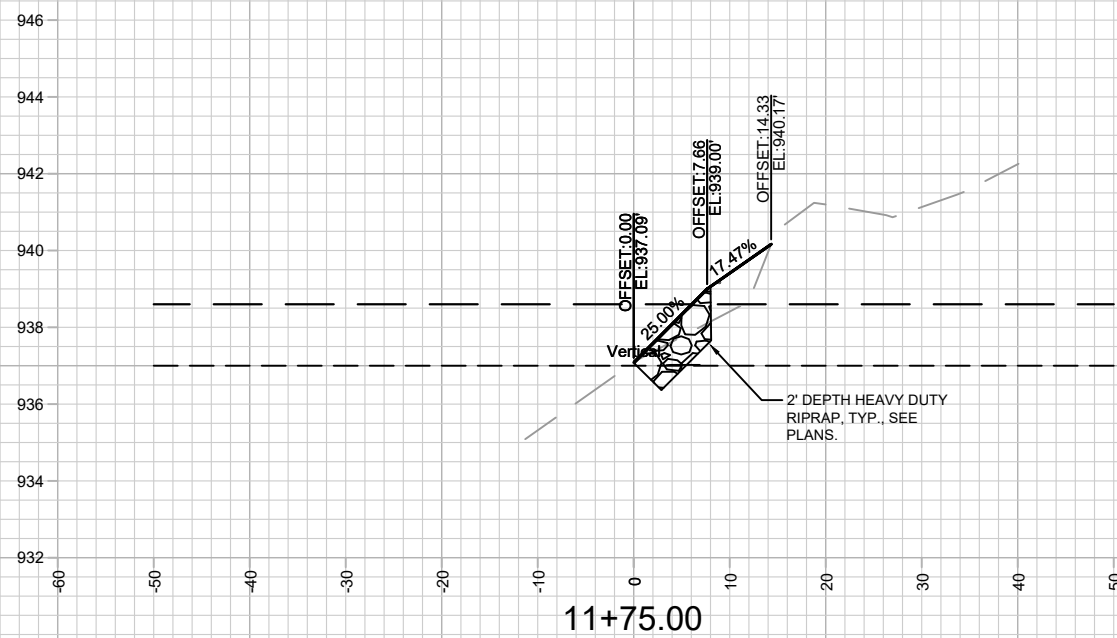
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## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

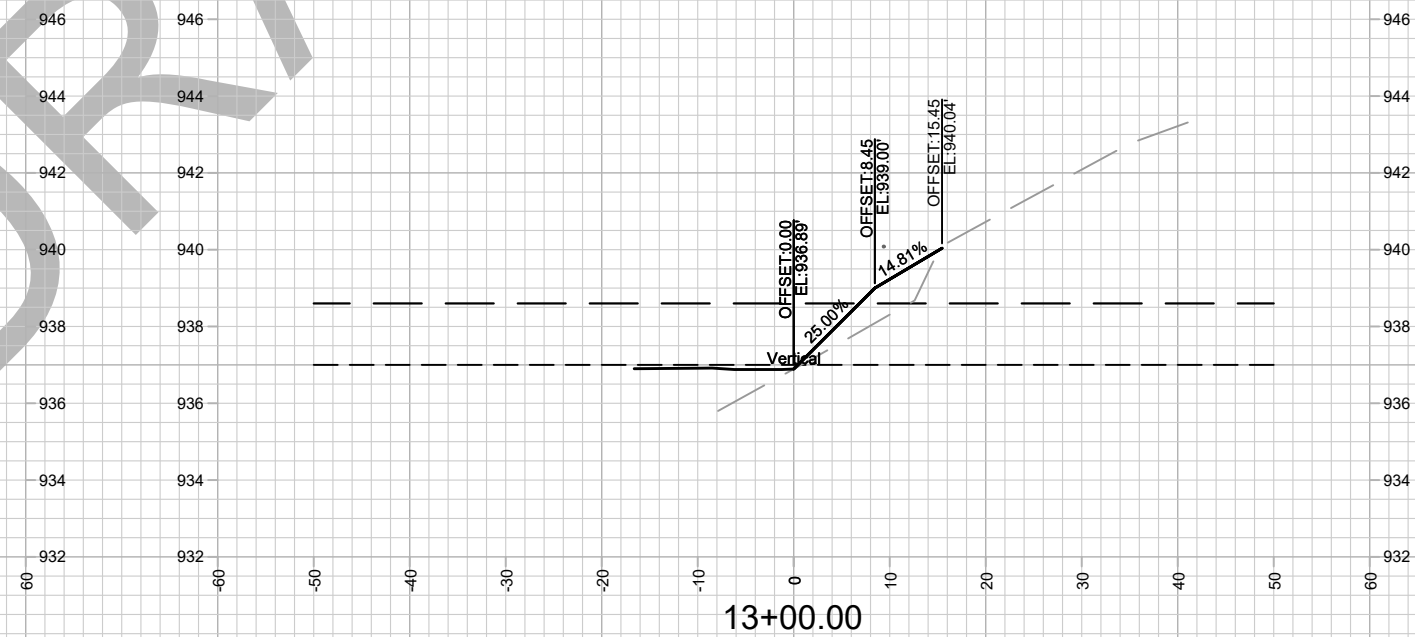
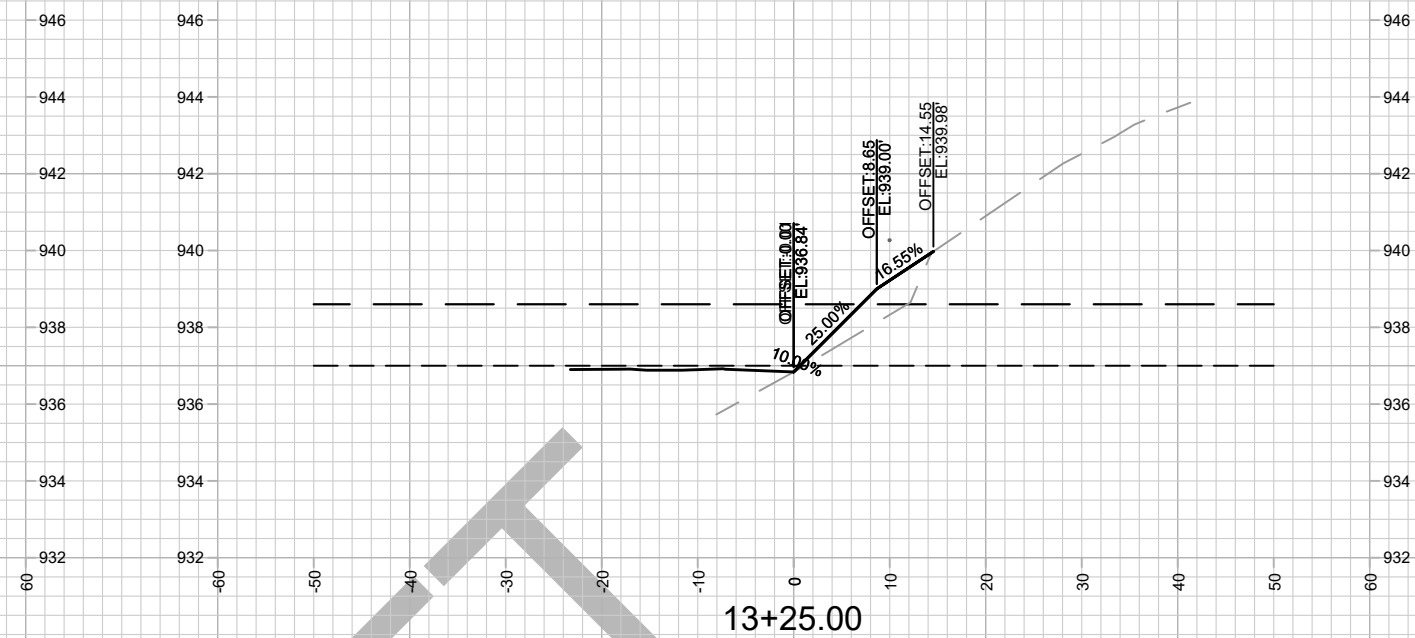
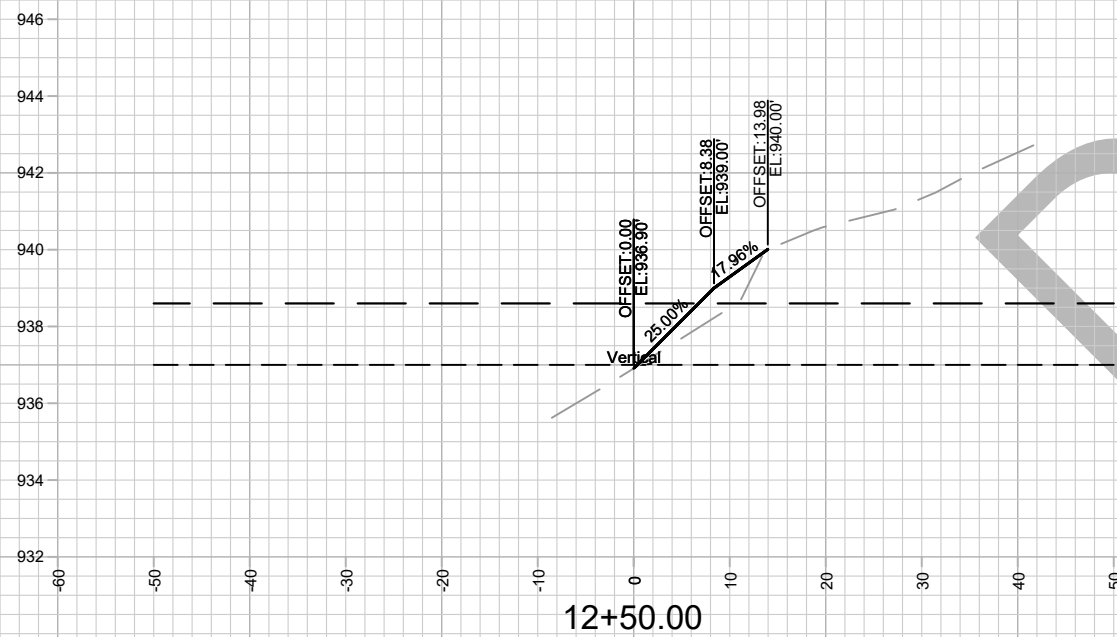
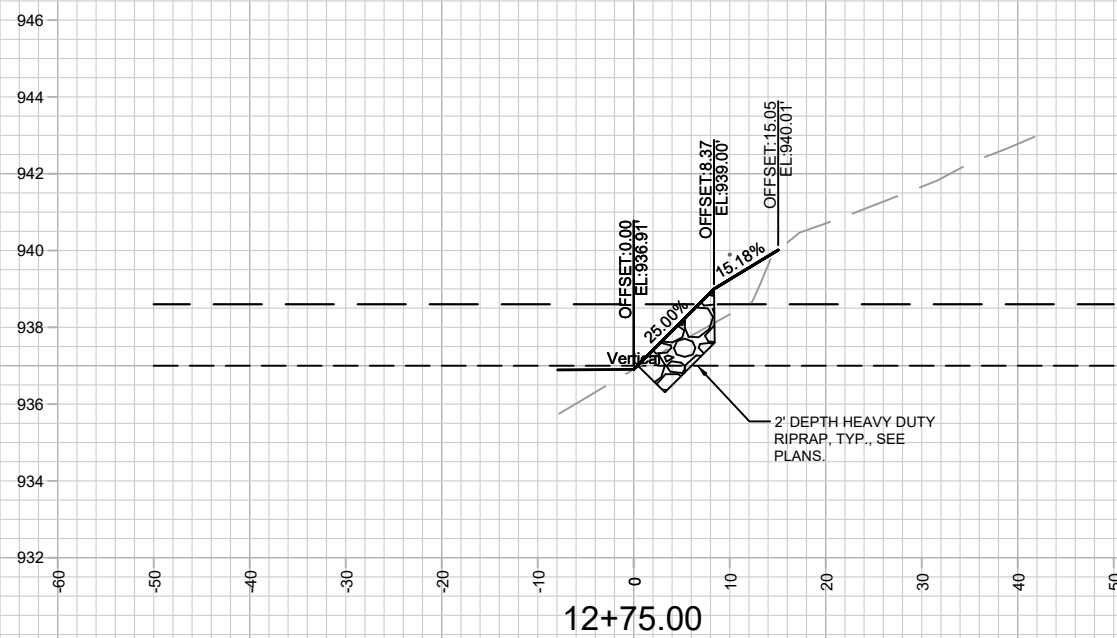
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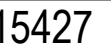
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MADISON, WI 53706

CONTRACT NO:

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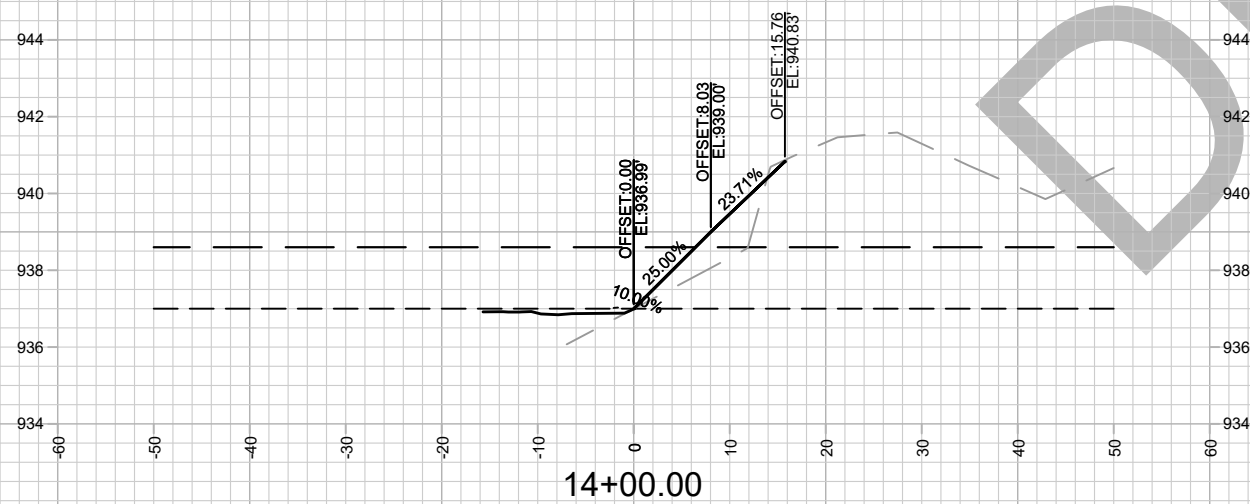
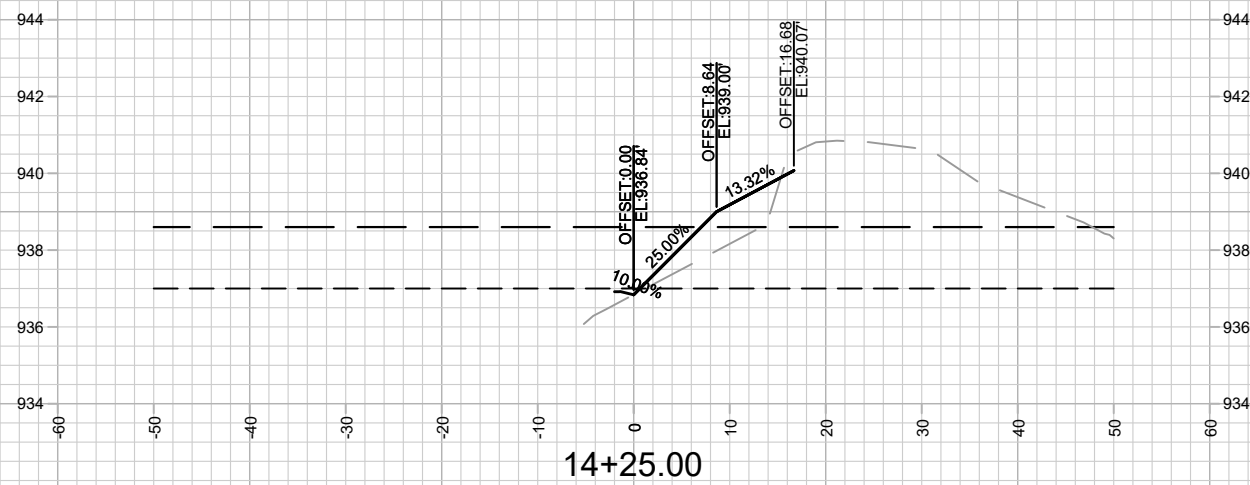



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## CROSS SECTIONS - SHORELINE

# NORTHEAST REGIONAL POND SHORELINE REPAIR

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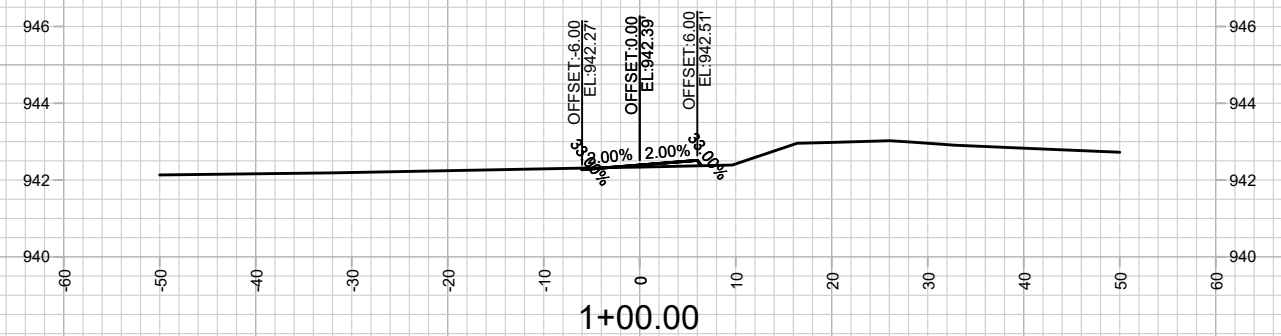
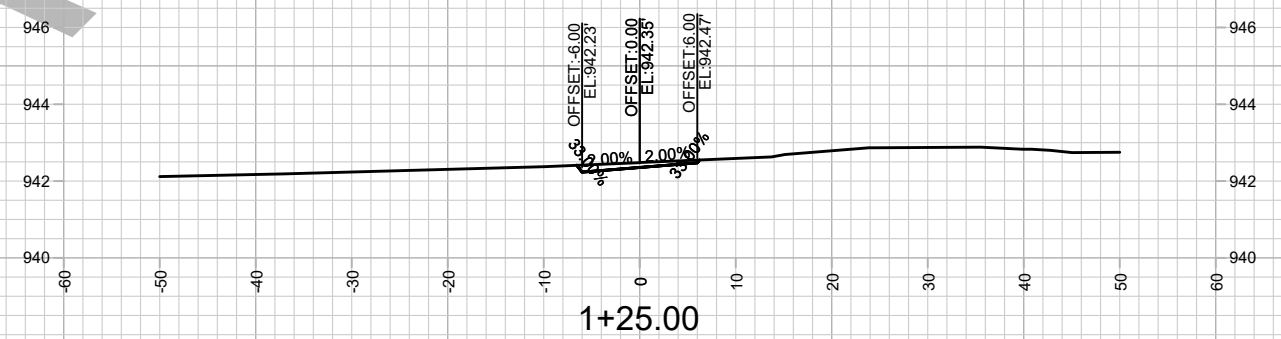
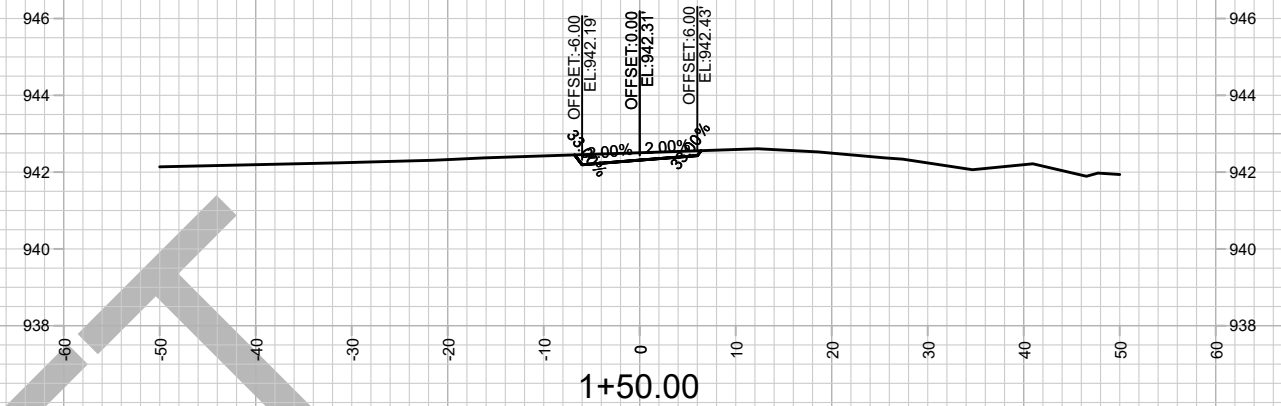
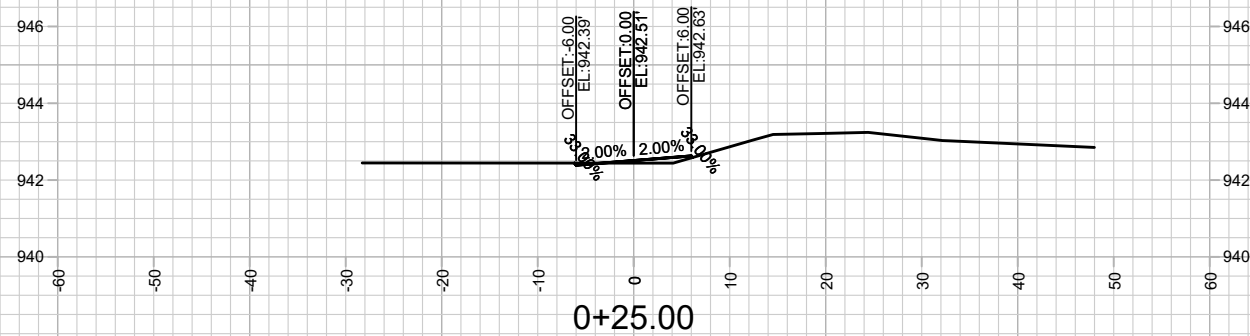
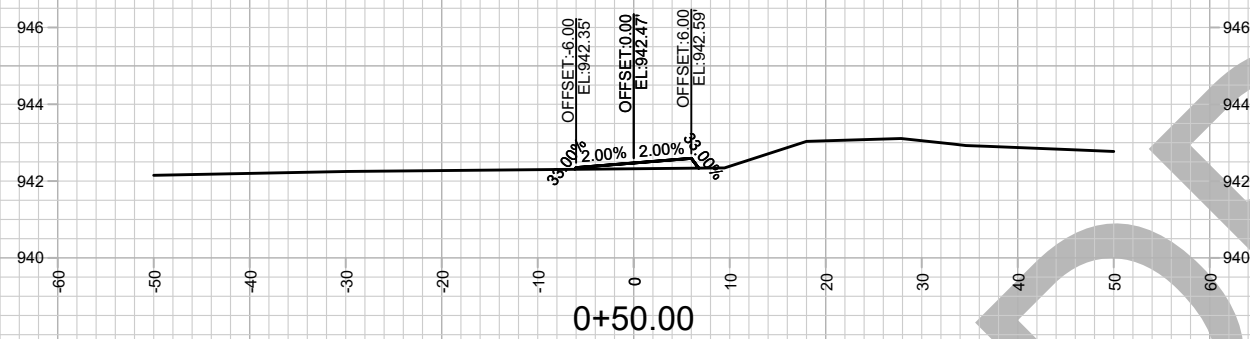
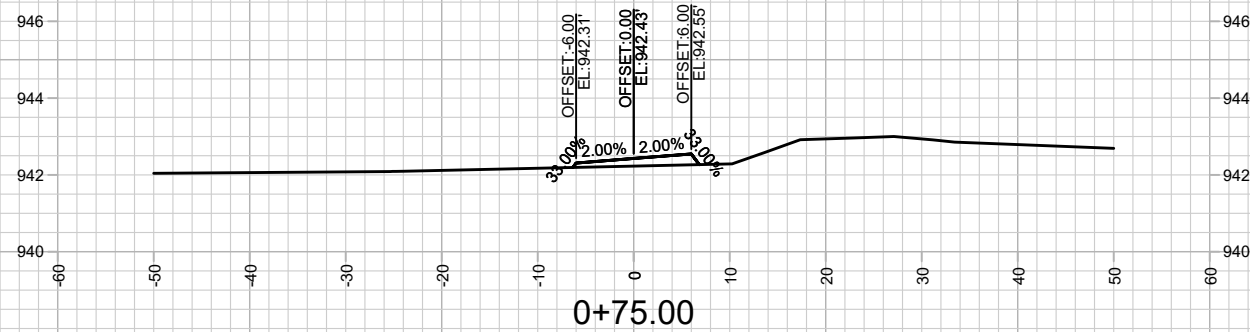
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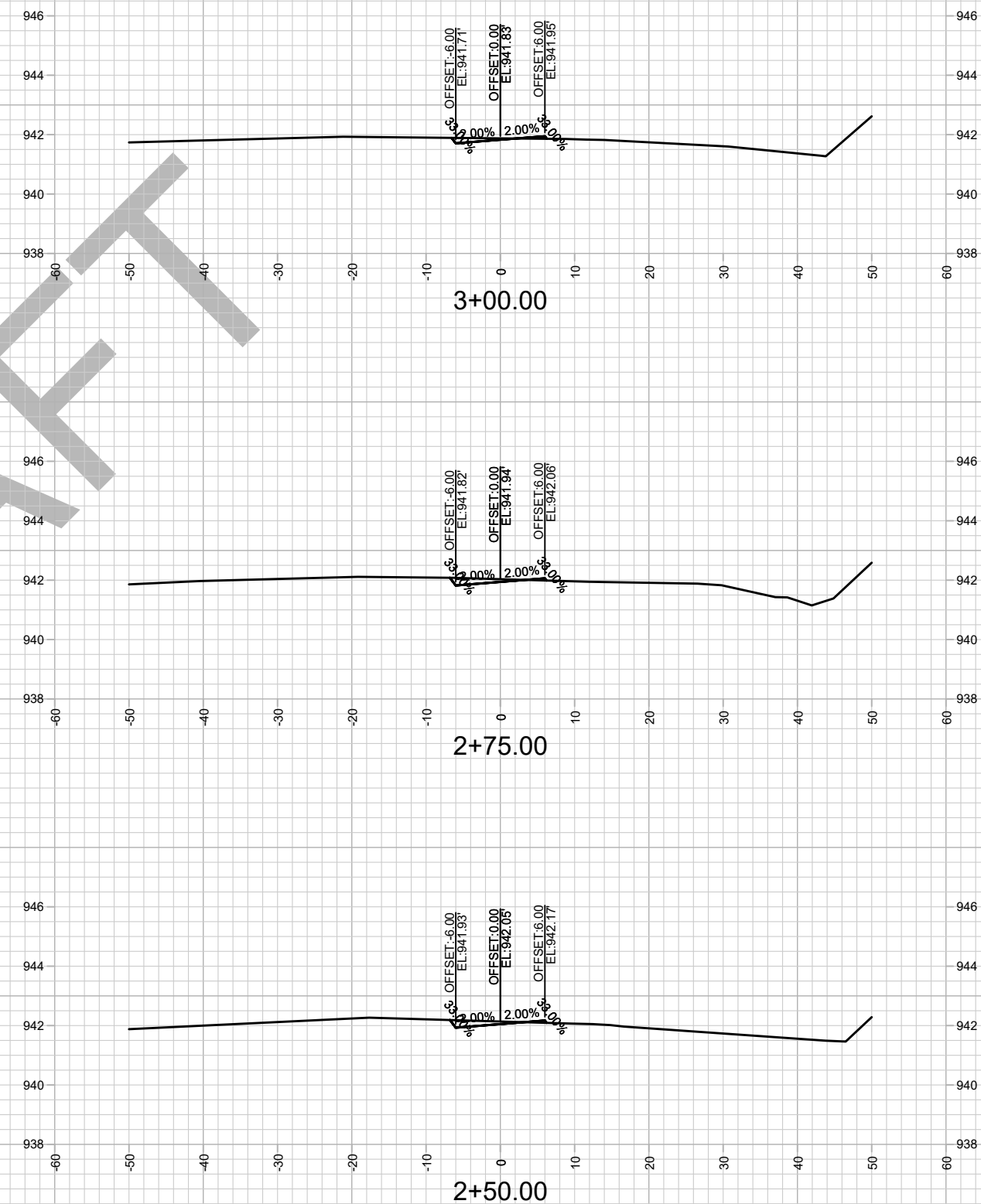
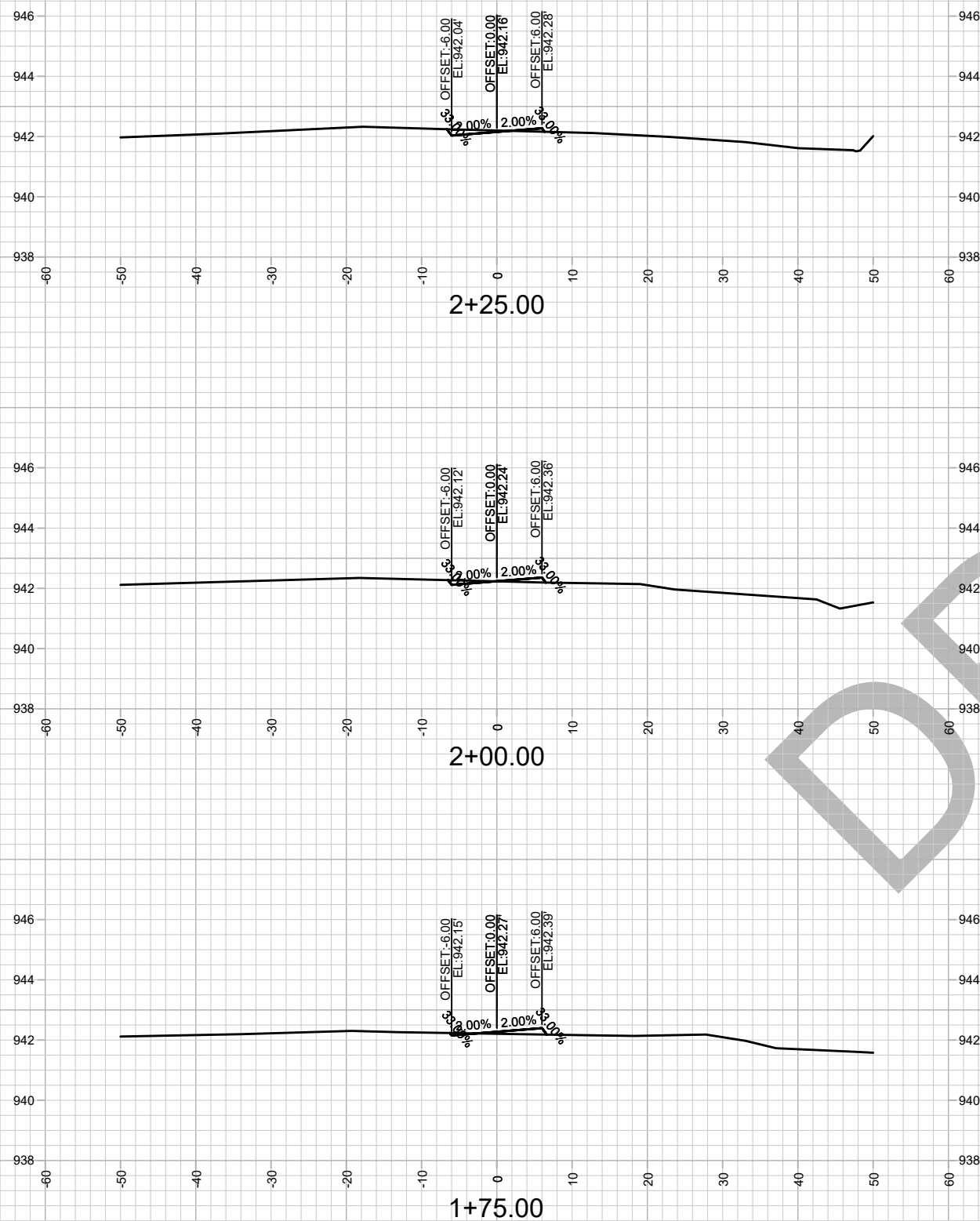
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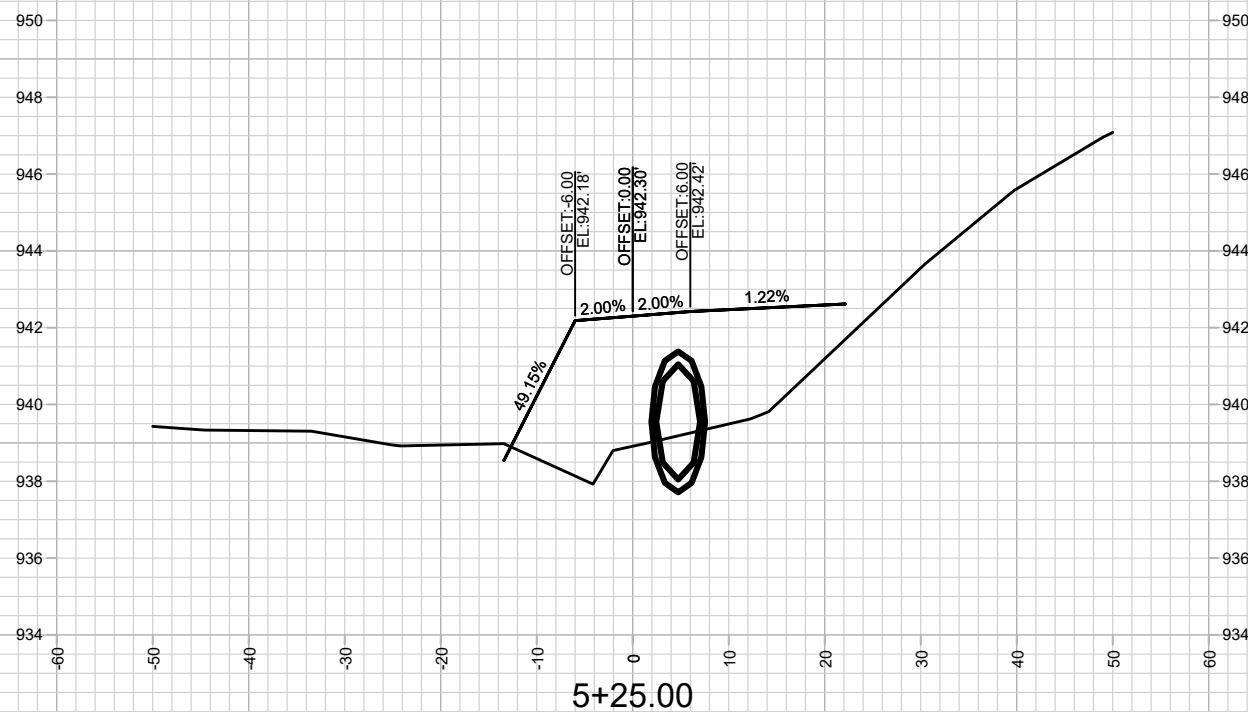
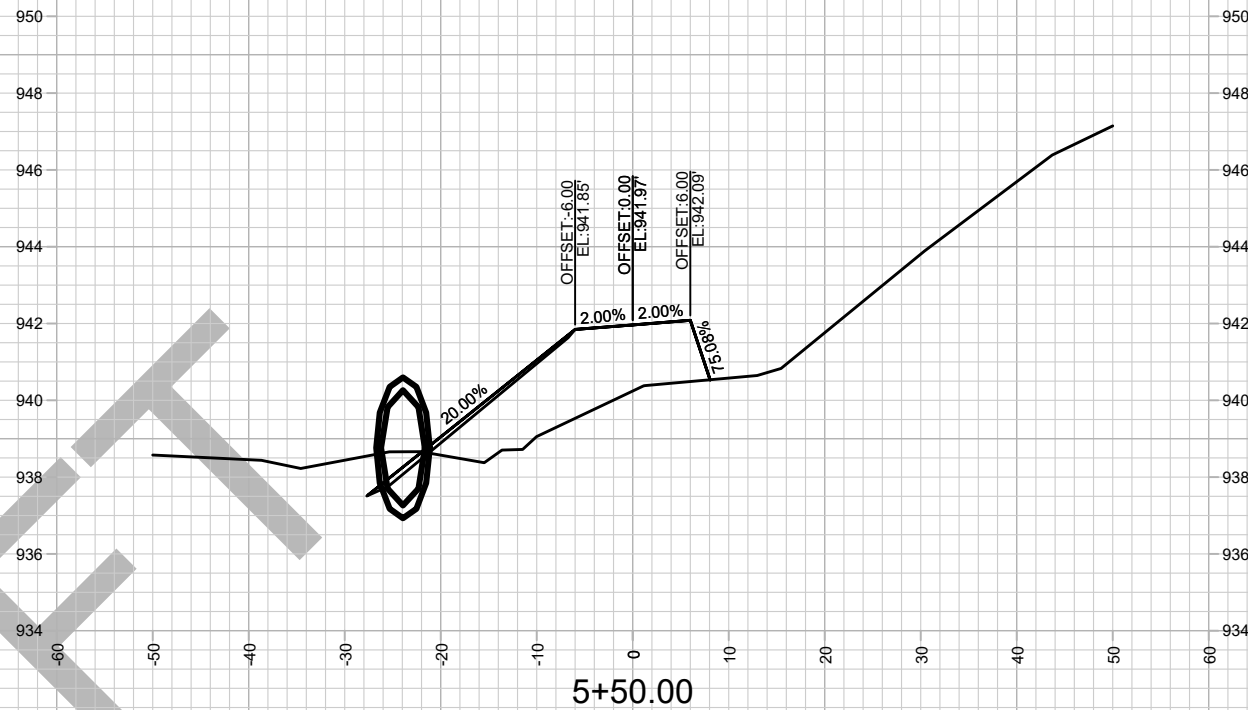
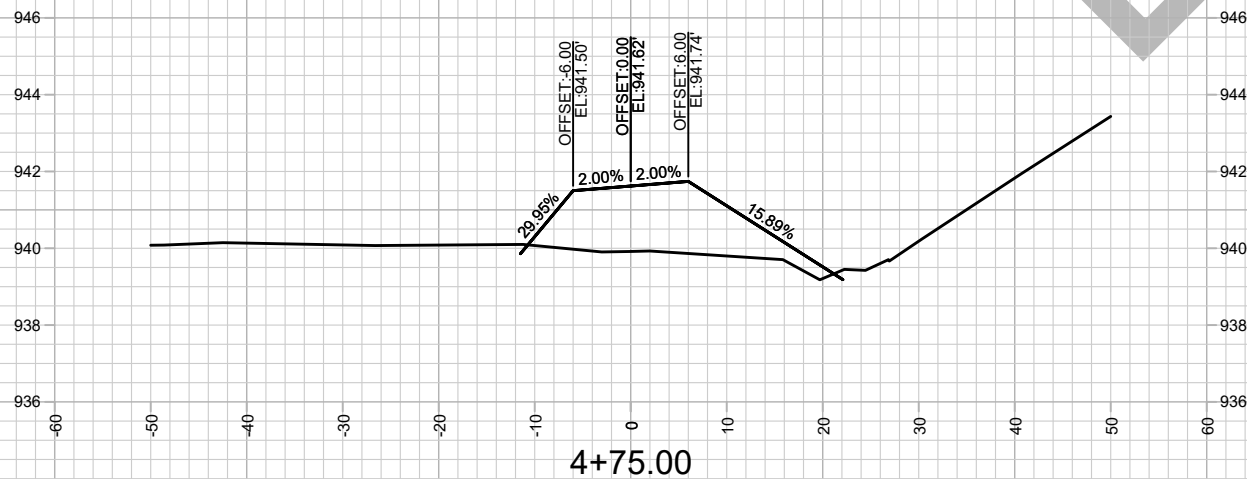
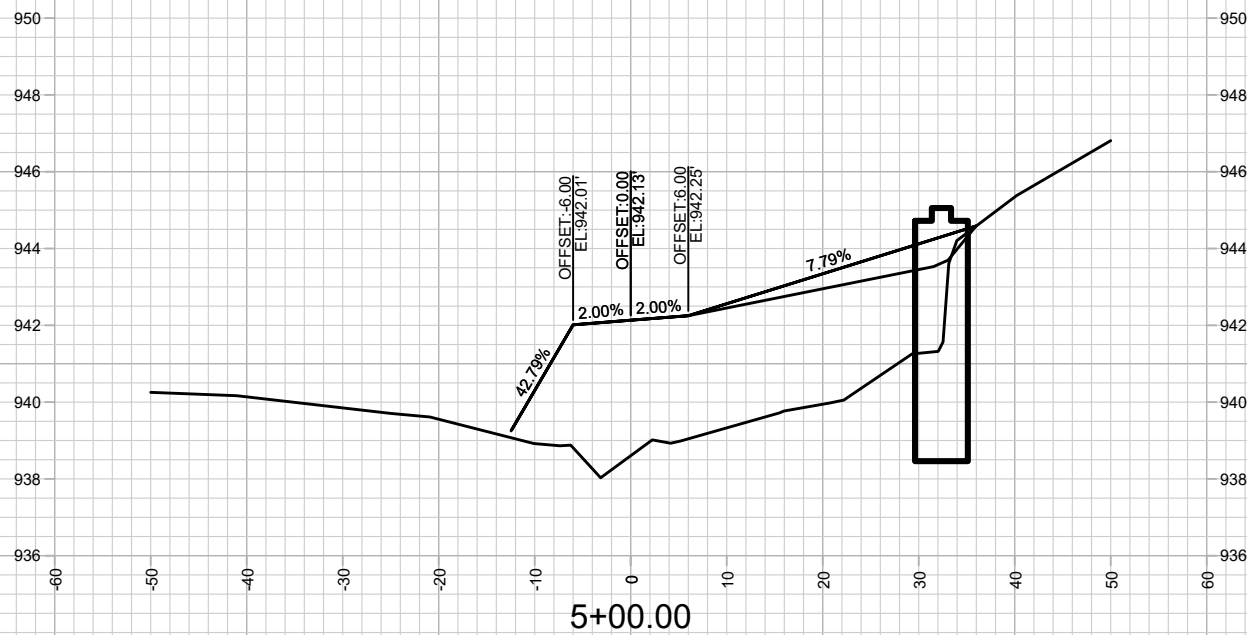
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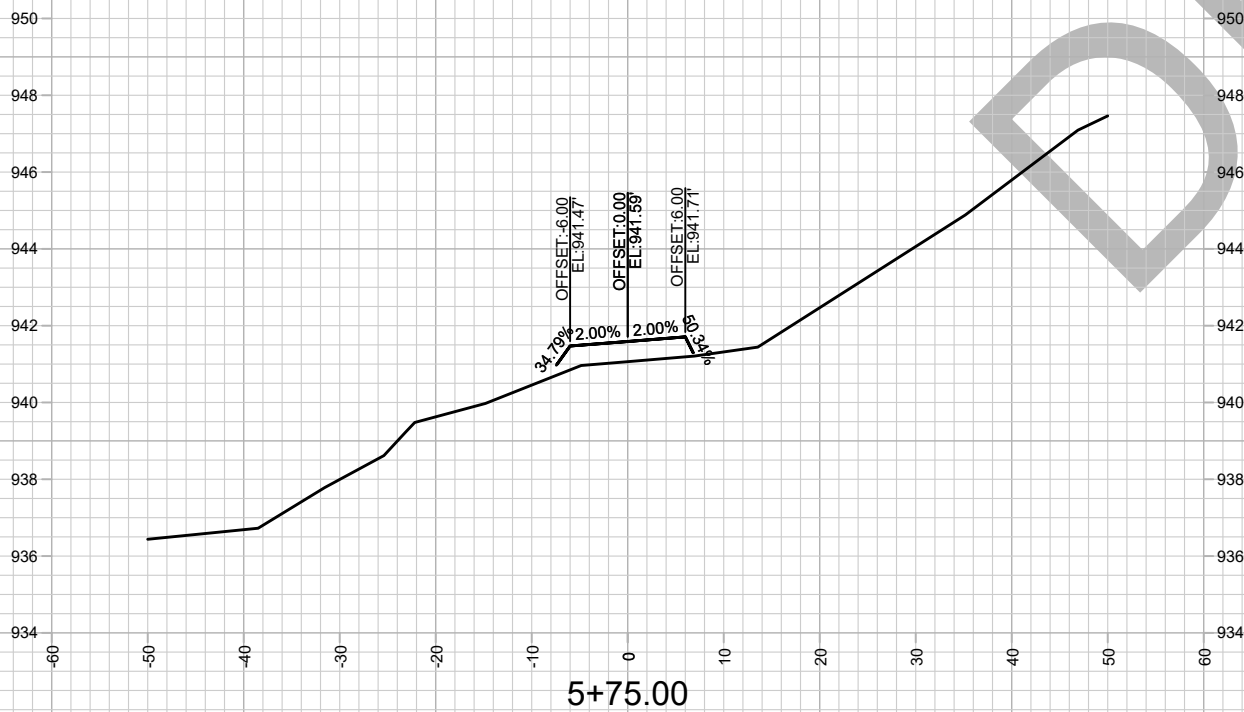


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CROSS SECTIONS MAINTENANCE PATH  
NORTHEAST REGIONAL POND SHORELINE REPAIR  
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MADISON, WI  
CONTRACT NO: 8739  
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CROSS SECTIONS - MAINTENANCE PATH

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NORTHEAST REGIONAL POND SHORELINE REPAIR

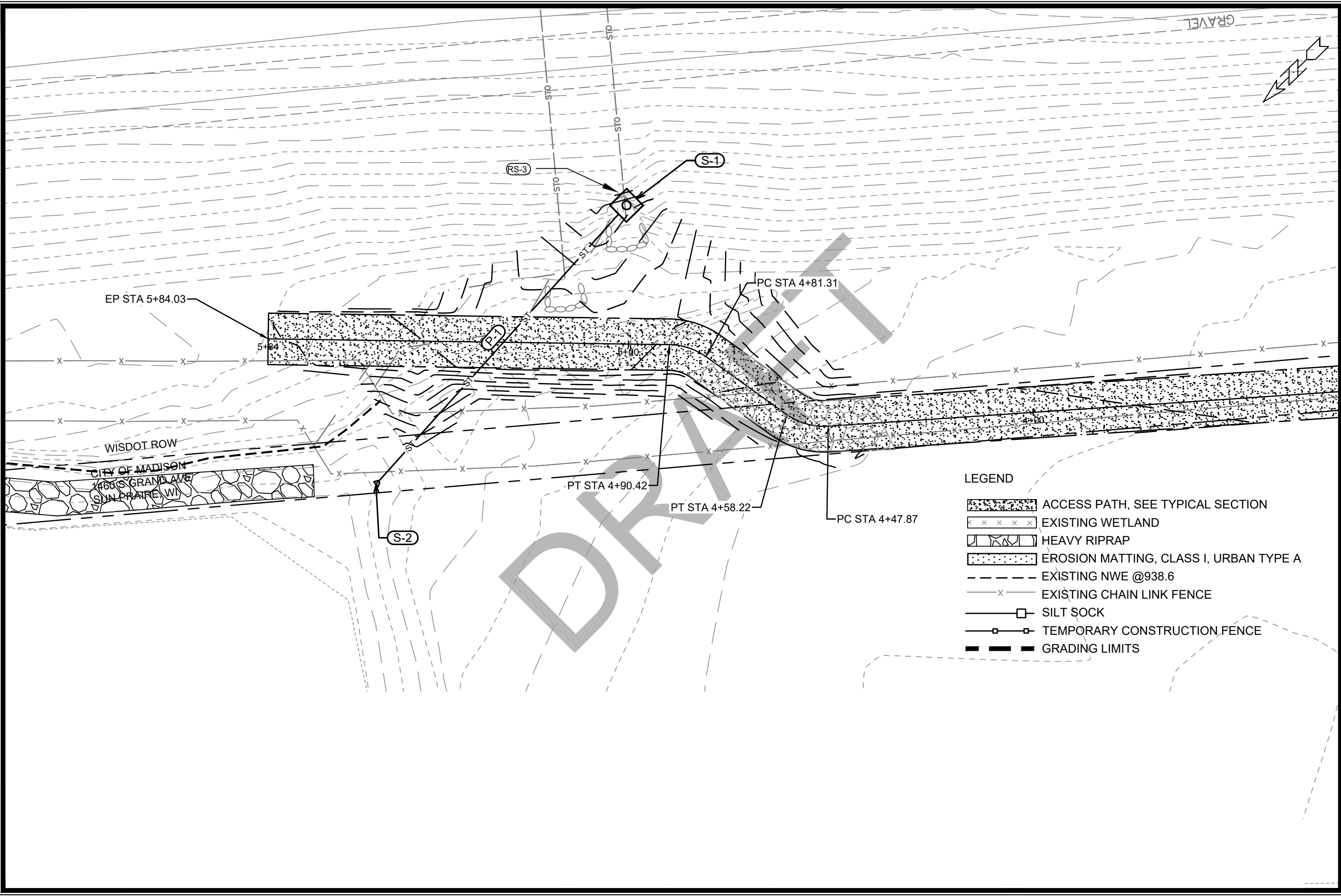
MADISON, WI

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CONTRACT NO:


8739

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- LEGEND
- ACCESS PATH, SEE TYPICAL SECTION
  - EXISTING WETLAND
  - HEAVY RIPRAP
  - EROSION MATTING, CLASS I, URBAN TYPE A
  - EXISTING NWE @938.6
  - EXISTING CHAIN LINK FENCE
  - SILT SOCK
  - TEMPORARY CONSTRUCTION FENCE
  - GRADING LIMITS

UTILITY PLAN - STORMWATER		15427	BY	U
NORTHEAST REGIONAL POND SHORELINE REPAIR		MADISON, WI	DATE	
CONTRACT NO: 9589		15427	REVISION	
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216



# City of Madison

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

## Master

**File Number: 88524**

**File ID:** 88524

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/28/2025

**File Name:** Approving plans and specifications for public improvements necessary for the project known as 5001-5013 Femrite Dr and authorizing construction to be undertaken by the Developer, Private Contract No.9667

**Final Action:**

**Title:** Approving plans and specifications for public improvements necessary for the project known as 5001-5013 Femrite Dr and authorizing construction to be undertaken by the Developer, Private Contract No.9667 (District 16)

**Notes:** Becky Qureishi

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:**

**Attachments:** 9667 5001-50013 Femrite Exhibit.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	05/28/2025	Refer	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> 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 88524

#### Fiscal Note

No City Funds required. Private Contract.

#### Title

Approving plans and specifications for public improvements necessary for the project known as 5001-5013 Femrite Dr and authorizing construction to be undertaken by the Developer, Private Contract No.9667 (District 16)

### Body

WHEREAS, the developer, Femrite Properties LLC, has received the City of Madison's conditional approval for a Certified Survey Map (CSM) to create one lot at 5001-5013 Femrite Dr and to construct a permitted use industrial building in the future.

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the rezoning.

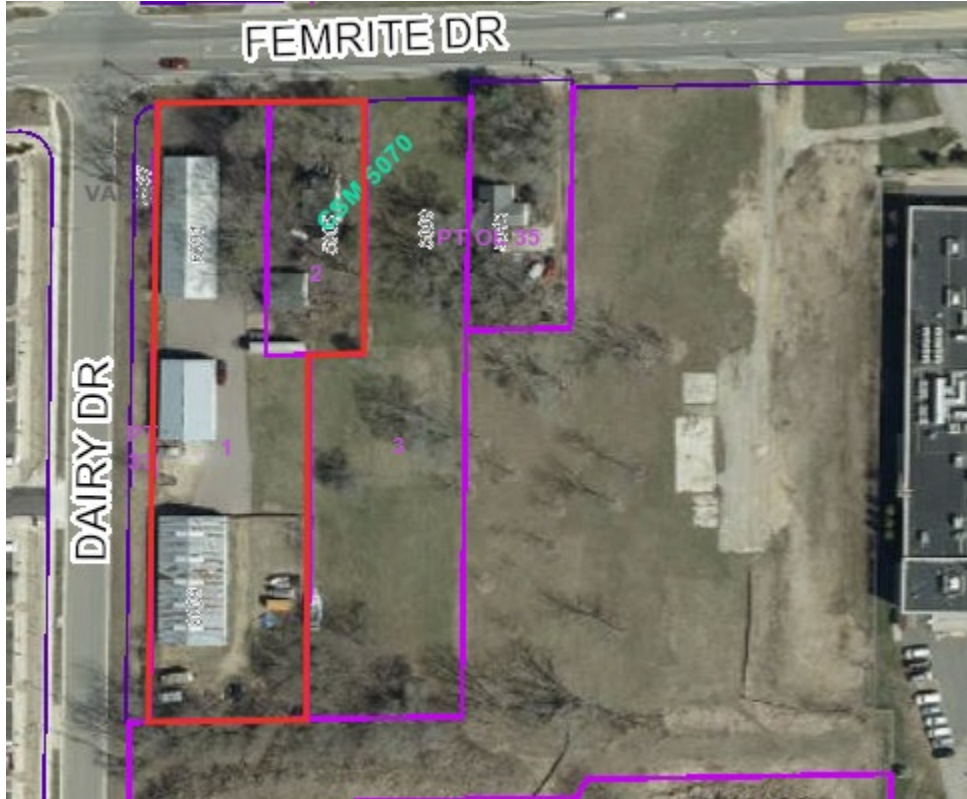
NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 5001-5013 Femrite Dr, with Femrite Properties LLC, or designee with the approval of the City Engineer.
2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows:  
NONE
4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.



5001-5013 Femrite Dr  
Contract 9667  
MUNIS 15842  
Developer: Femrite Properties LLC



**Summary of Improvements:**

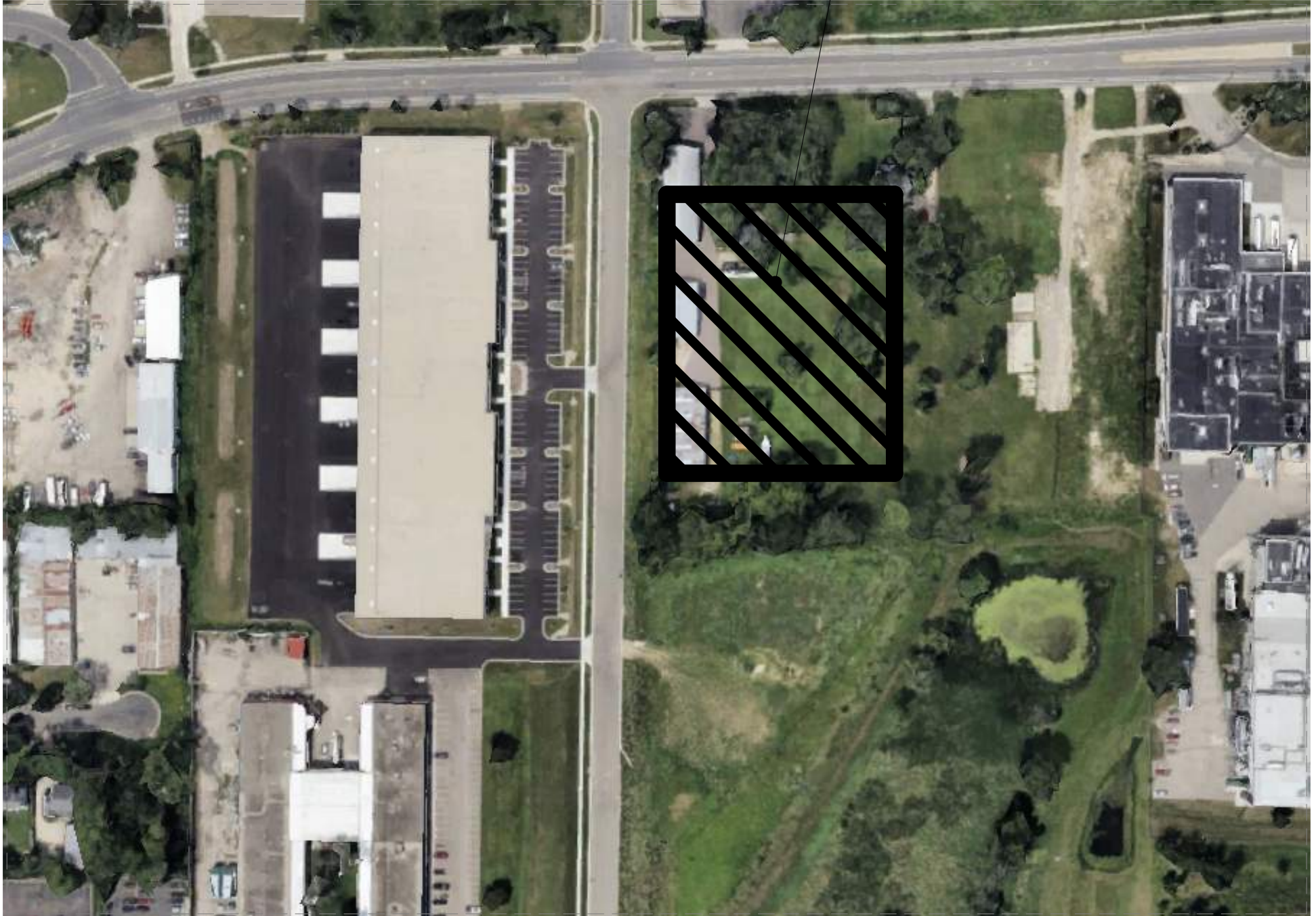
- Construct public five foot wide sidewalk, 8 foot wide street terrace (with additional 1 foot for maintenance where applicable), curb and gutter, and pavement on Dairy Drive and Femrite Drive per plan approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



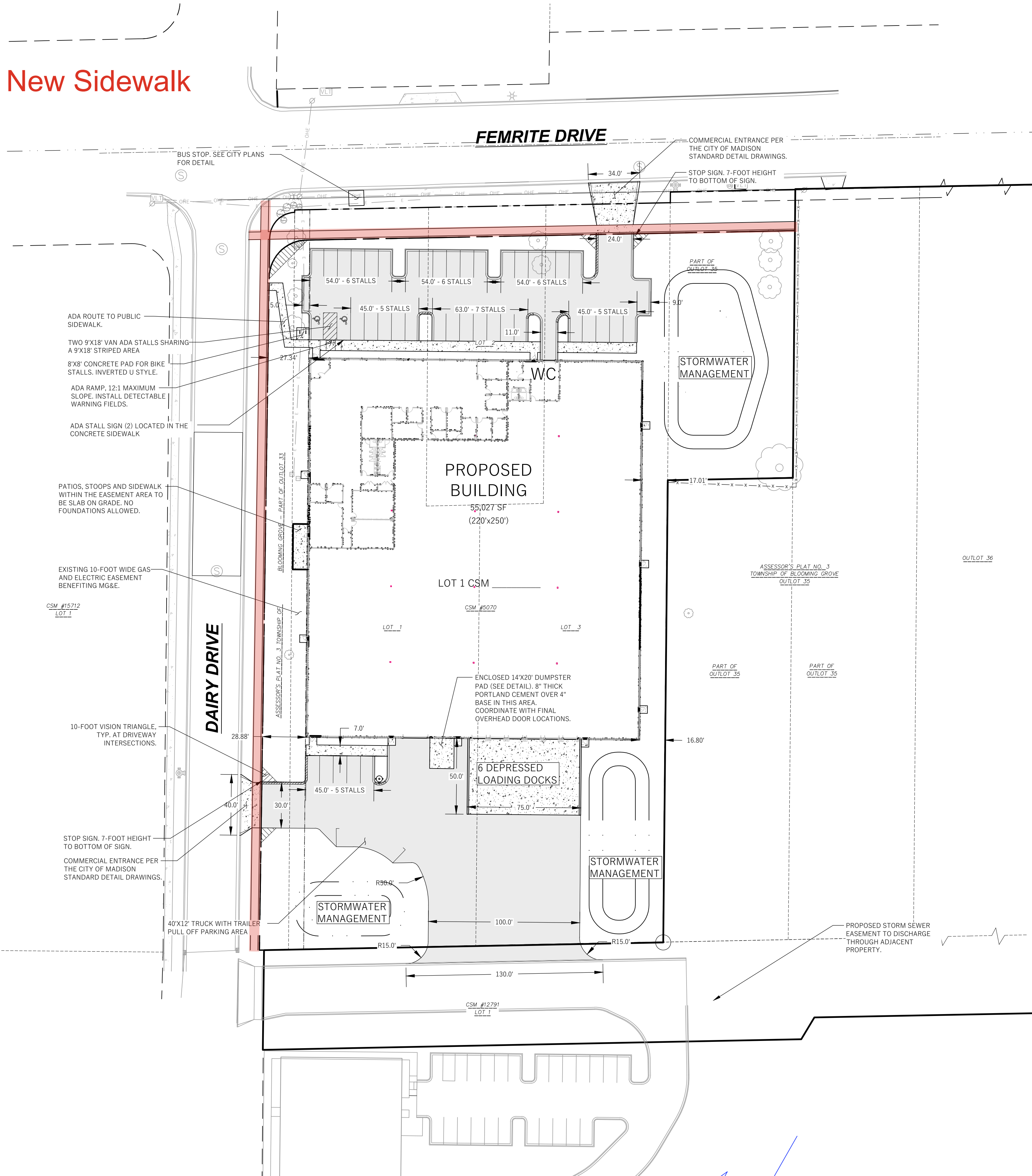
**PROJECT LOCATION**

**BUILDING LOCATION**





## New Sidewalk





Utility Connections

Sanitary

Water

Stormwater

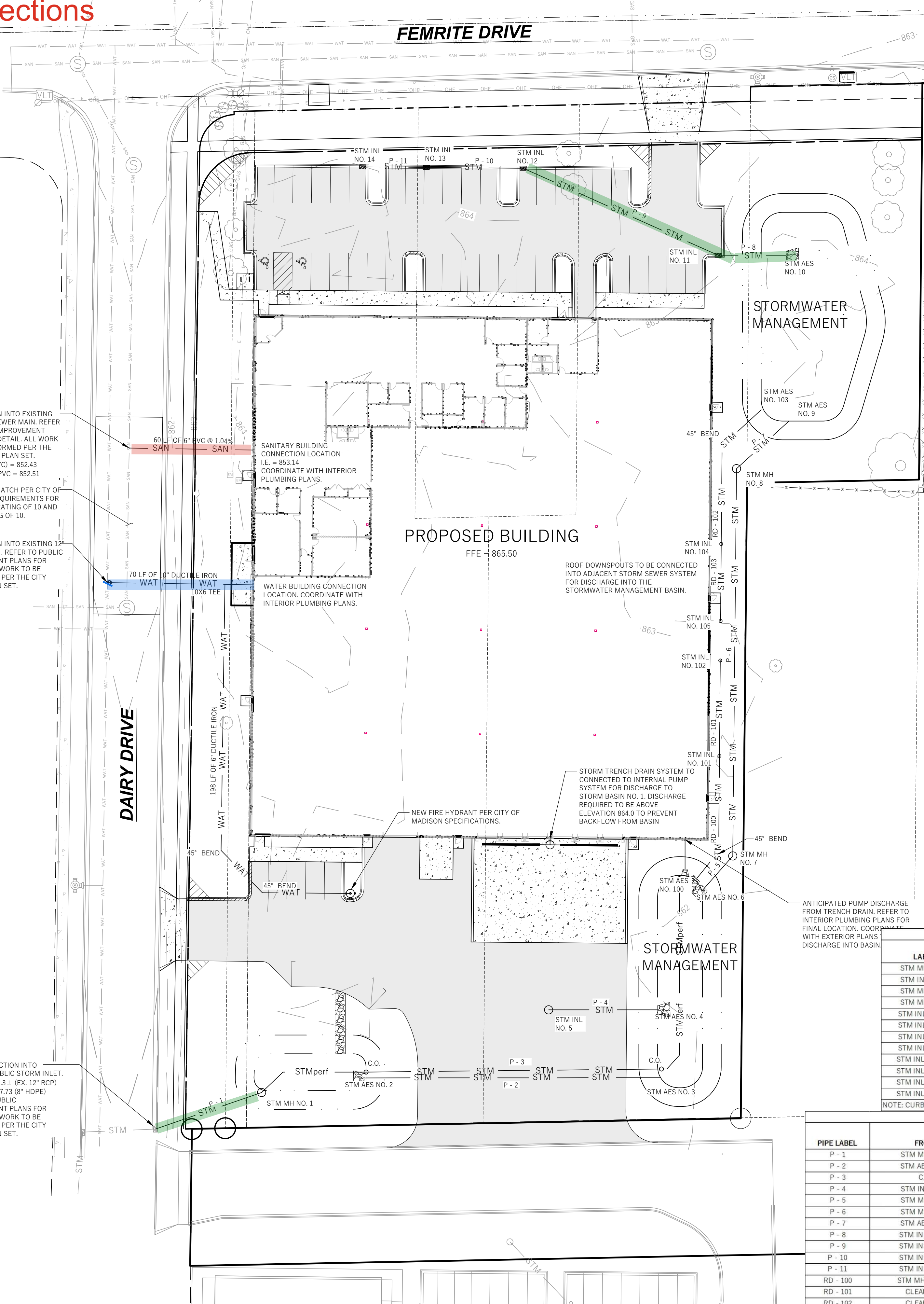
File: W:\2023\231098\_FCG -- Femrite Dr & Dairy Dr, Madison\DWG\231098-Civil Design.dwg Layout: Utility Plan User: kmeagher Plotted: Apr 17, 2025 -- 3:22pm

CONNECTION INTO EXISTING  
SANITARY SEWER MAIN. REFER  
TO PUBLIC IMPROVEMENT  
PLANS FOR DETAIL. ALL WORK  
TO BE PERFORMED PER THE  
CITY ISSUED PLAN SET.  
I.E. (EX. 8" PVC) = 852.43  
I.E. (PRO. 6" PVC) = 852.51

PAVEMENT PATCH PER CITY OF  
MADISON REQUIREMENTS FOR  
PAVEMENT RATING OF 10 AND  
CURB RATING OF 10.

CONNECTION INTO EXISTING 12"  
WATER MAIN. REFER TO PUBLIC  
IMPROVEMENT PLANS FOR  
DETAIL. ALL WORK TO BE  
PERFORMED PER THE CITY  
ISSUED PLAN SET.

NEW CONNECTION INTO  
EXISTING PUBLIC STORM INLET.  
I.E. (W) = 857.3± (EX. 12" RCP)  
I.E. (NE) = 857.73 (8" HDPE)  
REFER TO PUBLIC  
IMPROVEMENT PLANS FOR  
DETAIL. ALL WORK TO BE  
PERFORMED PER THE CITY  
ISSUED PLAN SET.



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.

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	SUMP DEPTH (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION
STM MH NO. 1	858.00	860.75	1.00	3.75	36" MANHOLE
STM INL NO. 5	861.02	863.50	1.00	3.48	NYLOPLAST 24" DRAIN BA
STM MH NO. 7	860.10	863.50	0.00	3.40	48" MANHOLE
STM MH NO. 8	861.00	864.10	0.00	3.10	48" MANHOLE
STM INL NO. 11	860.08	863.90	0.00	3.82	48" MANHOLE
STM INL NO. 12	860.80	863.90	0.00	3.10	48" MANHOLE
STM INL NO. 13	861.03	863.50	0.00	2.47	2'X3' BOX
STM INL NO. 14	861.35	863.69	0.00	2.34	2'X3' BOX
STM INL NO. 101	860.94	864.00	0.00	3.06	NYLOPLAST 18" DRAIN BA
STM INL NO. 102	861.26	864.00	1.00	3.74	NYLOPLAST 18" DRAIN BA
STM INL NO. 104	861.51	864.00	2.00	4.49	NYLOPLAST 18" DRAIN BA
STM INL NO. 105	861.77	864.25	3.00	5.48	NYLOPLAST 18" DRAIN BA
NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44- FEET TO GET TO BACK OF CURB.					

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE							
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	STM MH NO. 1	EXISTING INLET	54	858.00	857.73	0.49%	8" HDPE
P - 2	STM AES NO. 3	STM AES NO. 2	141	861.00	860.00	0.71%	15" HDPE
P - 3	C.O.	C.O.	142	858.00	858.00	0.00%	6" HDPE
P - 4	STM INL NO. 5	AES NO. 4	51	861.02	860.00	2.00%	10" HDPE
P - 5	STM MH NO. 7	AES NO. 6	20	860.10	860.00	0.48%	18" HDPE
P - 6	STM MH NO. 8	STM MH NO. 7	186	861.00	860.10	0.48%	18" HDPE
P - 7	STM AES NO. 9	STM MH NO. 8	34	861.00	861.00	0.00%	24" HDPE
P - 8	STM INL NO. 11	AES NO. 10	33	860.08	859.00	3.30%	12" HDPE
P - 9	STM INL NO. 12	STM INL NO. 11	103	860.80	860.08	0.70%	12" HDPE
P - 10	STM INL NO. 13	STM INL NO. 12	47	861.03	860.80	0.50%	12" HDPE
P - 11	STM INL NO. 14	STM INL NO. 13	31	861.35	861.20	0.50%	10" HDPE
RD - 100	STM MH NO. 101	STM AES NO. 100	17	860.67	860.50	1.00%	15" HDPE
RD - 101	CLEAN OUT	STM MH NO. 101	92	861.58	860.67	1.00%	15" HDPE
RD - 102	C/FAN OUT	STM AES NO. 102	104	862.04	861.00	1.00%	15" HDPE



# City of Madison

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

## Master

**File Number: 88525**

**File ID:** 88525

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/28/2025

**File Name:** Awarding Public Works Contract No. 9591, Capital  
City Trail Box Culvert Replacement

**Final Action:**

**Title:** Awarding Public Works Contract No. 9591, Capital City Trail Box Culvert  
Replacement (District 6)

**Notes:** Daniel Olivares

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:**

**Attachments:** 9591BidOpeningTab.pdf, 9591 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	05/28/2025	Refer	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> 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 88525

#### Fiscal Note

The proposed resolution authorizes awarding the contract for the Capital City Trail Box Culvert Replacement at a total estimated cost of \$1,535,200.45, including contingency. Funding for the project is available in Munis projects #15271 (\$1,475,199.97) and #15465 (\$60,000.48). No additional appropriation is required.

#### Title

Awarding Public Works Contract No. 9591, Capital City Trail Box Culvert Replacement (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. 9591) for itemization of bids.

**CAPITAL CITY TRAIL BOX CULVERT REPLACEMENT**  
CONTRACT NO. 9591  
DATE: 5/22/25  
PREQUALIFICATION: 275

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Speedway Sand & Gravel, Inc.	\$1,421,481.90	OK
S&L Underground, Inc.	\$1,466,084.52	OK
R. G. Huston Co., Inc.	\$1,750,315.27	OK
Engineering Estimate	\$1,912,825.00	
Parisi Construction, LLC	\$2,472,886.97	OK



CONTRACT NO. 9591  
Capital City Trail Box Culvert Replacement

Speedway Sand & Gravel, Inc.

<b>CONTRACT AWARD</b>	<b>\$ 1,421,481.90</b>
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 113,718.55</i>

STORM: 15271-84-174: 54445 (91345)	1,365,925.90
ACCT. CONTINGENCY 8%	109,274.07
ACCT. SUBTOTAL	<u>1,475,199.97</u>

WQ-BMP: 15465-84-174-84500: 54445 (91345)	55,556.00
ACCT. CONTINGENCY 8%	4,444.48
ACCT. SUBTOTAL	<u>60,000.48</u>

<b>GRAND TOTAL INCL. CONTINGENCY</b>	<b><u><u>\$ 1,535,200.45</u></u></b>
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# City of Madison

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

## Master

**File Number: 88528**

**File ID:** 88528

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**File Created Date :** 05/28/2025

**File Name:** Awarding Public Works Contract No. 9651, Madison  
Public Market, Exterior Signage

**Final Action:**

**Title:** Awarding Public Works Contract No.9651, Madison Public Market, Exterior  
Signage (District 12)

**Notes:** Brent Pauba

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:**

**Attachments:** 9651BidOpeningTab.pdf, 9651 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	05/28/2025	Refer	BOARD OF PUBLIC WORKS		06/04/2025	
	<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	06/04/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> 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 88528

#### Fiscal Note

Fiscal note pending.

#### Title

Awarding Public Works Contract No.9651, Madison Public Market, Exterior Signage (District 12)

#### Body

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

Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9651) for itemization of bids.

MADISON PUBLIC MARKET - EXTERIOR SIGNAGE

CONTRACT NO. 9651  
DATE: 5/22/25  
PREQUALIFICATION: 420

CONTRACTORS	TOTAL BID	BASE BID	ALT 1	PREQUAL STATUS
Engineering Estimate	\$290,000.00			
Ryan Signs, Inc.	\$185,928.00	\$171,591.00	\$14,337.00	OK
Graphic House, Inc. - Not prequalified	\$110,149.00	\$88,431.00	\$21,718.00	Not Prequalified
Sign Effectz, Inc. - Not prequalified	\$164,550.00	\$105,800.00	\$58,750.00	Not Prequalified

CONTRACT NO. 9651  
Madison Public Market - Exterior Signage

Ryan Signs, Inc.

<b>CONTRACT AWARD</b>	<b>\$ 185,928.00</b>
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 14,874.24</i>

BASE BID: 10069-64-140: 54210 (90924)	171,591.00
ACCT. CONTINGENCY 8%	13,727.28
ACCT. SUBTOTAL	<u>185,318.28</u>

ALTERNATE 1: 10069-64-140: 54210 (90924)	14,337.00
ACCT. CONTINGENCY 8%	1,146.96
ACCT. SUBTOTAL	<u>15,483.96</u>

<b>GRAND TOTAL INCL. CONTINGENCY</b>	<b><u>\$ 200,802.24</u></b>
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# City of Madison

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

## Master

**File Number: 86233**

**File ID:** 86233

**File Type:** License

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Clerk's Office

**File Created Date :** 11/20/2024

**File Name:**

**Final Action:**

**Title:** Report of Operator License Applications June 17, 2025. 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

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	11/20/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				
<b>Action Text:</b> This License was RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER							

## Text of Legislative File 86233

### Title

Report of Operator License Applications June 17, 2025. See attached report for list of operators.

<u>Holder Name</u>	<u>License</u>
<b>License Issuance - Issued</b>	
williams, Karrington L	LICOPR-2025-00466

Holder Name

License

**License Status - Active**

Abel, Sean	LICOPR-2025-00460
Adams, Cora	LICOPR-2025-00492
Ahmed, Iftikhar	LICOPR-2025-00469
AIELLO, DOMINICK R	LICOPR-2025-00448
Allen, Joseph	LICOPR-2025-00465
Bhalla, Amandeep	LICOPR-2025-00446
Bholewasi, Gopal	LICOPR-2025-00450
Boyd, Martell D	LICOPR-2025-00399
Conklin, Mary S	LICOPR-2025-00499
Dougherty, Jessica C	LICOPR-2025-00497
Forcier, Chris John	LICOPR-2025-00320
Frey, Warner	LICOPR-2025-00472
Haines, Madeline	LICOPR-2025-00444
HANSON-FLORES, JOSHUA O	LICOPR-2025-00502
Hendrickson, Sienna	LICOPR-2025-00451
Hrabosky, Maddox Shea	LICOPR-2025-00468
HUBER, PAUL	LICOPR-2025-00493
Jarju, Sulayman	LICOPR-2025-00463
Jassey, James	LICOPR-2025-00467
Ketchum, Natalie	LICOPR-2025-00473
Kinderman, Justin	LICOPR-2025-00474
Kitch, Julia R	LICOPR-2025-00488
Laramore, Craig	LICOPR-2025-00461
Modjeski, Nathan Lee	LICOPR-2025-00453
Morello, Tabitha	LICOPR-2025-00501
NEWMAN, CATE	LICOPR-2025-00485
Pangli, Baljit Singh	LICOPR-2025-00458
Pittenger, Michael	LICOPR-2025-00484
RASHEED, RASHID NMI	LICOPR-2025-00459
Rieger, Jade	LICOPR-2025-00479
Salituro, Isaac L	LICOPR-2025-00498
Sanborn, Matthew T	LICOPR-2025-00455
Sanders, Julia	LICOPR-2025-00490
Sanders, Sara Ruth	LICOPR-2025-00454
Scholl, Breann	LICOPR-2025-00475
Sharpswain, Frances	LICOPR-2025-00486
Shimon, Diana Doris Marie	LICOPR-2025-00496
Singh, Baljit	LICOPR-2025-00447
SPAULDING, CRAIG ALLAN	LICOPR-2025-00464
swanson, alexis d	LICOPR-2025-00491
Swartz, Ella	LICOPR-2025-00500
Traun, Haley M	LICOPR-2025-00480
Vedicherla, Sairam Reddy	LICOPR-2025-00445
waldron, Spencer D	LICOPR-2025-00494





# City of Madison

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

## Master

**File Number: 88208**

**File ID:** 88208

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Department of  
Planning and  
Community and  
Economic  
Development

**File Created Date :** 05/02/2025

**File Name:** CSM - 910 W Wingra Dr & 1347 Fish Hatchery Rd

**Final Action:**

**Title:** Approving a Certified Survey Map of property owned by Strand Associates, Inc.  
located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).

**Notes:**

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** CSM Application.pdf, Letter of Intent.pdf, Proposed  
CSM.pdf, CSM Approval Letter.pdf

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/05/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Common Council (6/17/25)						
1	COMMON COUNCIL	05/20/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	<b>Notes:</b> Adopt 6/17/25						
1	Department of Planning and Community and Economic Development	06/11/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	<b>Action Text:</b> This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER						
	<b>Notes:</b> The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.						

## Text of Legislative File 88208

Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs

associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

**Title**

Approving a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).

**Body**

WHEREAS a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

**For a digital copy of this form with fillable fields, please visit:**

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

City of Madison 4/11/25 1:30 p.m.  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

**Name of Property Owner:** Strand Associates, Inc. Representative, if any: Jim Ternus  
**Street address:** 910 West Wingra Drive City/State/Zip: Madison, WI  
**Telephone:** 608.251.4843 Email: jim.ternus@strand.com

**Firm Preparing Survey:** Strand Associates, Inc. Contact: Chad Kopecky  
**Street address:** 910 West Wingra Drive City/State/Zip: Madison, WI 53715  
**Telephone:** 608.251.4843 Email: chad.kopecky@strand.com

Check only ONE – ALL Correspondence on this application should be sent to: ☒ Property Owner, OR ☐ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 910 West Wingra Drive Madison, WI  
Tax Parcel Number(s): 070926303044,070926303078  
Zoning District(s) of Proposed Lots: PD & TR-V1 School District: Madison Metro School District

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_  
Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		6.0
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	1		6.0

## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats.
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Chad Kopeccky

Signature: Kopeccky, Chad

Digitally signed by Kopeccky, Chad  
DN: cn=Kopeccky, Chad, ou=Active  
Employees,  
email=chad.kopeccky@strand.com  
Date: 2025.04.11 12:09:19 -05'00'

Date: April 11, 2025

Interest In Property On This Date: Employee of Strand Associates, Inc.

March 12, 2025

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Boulevard  
Madison, WI 53701

Re: Letter of Intent–Strand Associates, Inc.® (Strand): Office Expansion and Parking Lot Reconstruction  
910 West Wingra Drive, Madison, WI 53715

Dear Members of the Plan Commission and Staff:

The following is a Project Narrative for the Strand office expansion and associated parking lot reconstruction.

### **Present Use**

Strand, a consulting engineering firm, has been located at 910 West Wingra Drive since 1971. Because of subsequent business growth, the original facility has undergone several expansions. The current two-story building, which spans approximately 91,000 square feet, is now nearing capacity.

In 2024, Strand purchased approximately 3.6 acres of land developed as a parking lot, situated directly north of the facility. This existing surface parking lot includes approximately 280 parking stalls. With this acquisition, Strand now owns the entire lot, totaling approximately 6 acres. The lot is bounded by West Wingra Drive, Fish Hatchery Road, and Cedar and South Streets.

The property associated with the Strand building is currently zoned as Planned Development (PD), while the parking lot is zoned as Traditional Residential-Varied 1 District (TR-V1). The previous owner of the parking lot, SSM Health, had a conditional use permit to maintain the parking lot on this site.

### **Proposed Use**

Strand is proposing to construct an approximately 30,000-square-foot, two-story addition to the northwest portion of the building for expanded office functions. The additional space will include conference rooms, office cubicles, restrooms, break rooms, a workout room with associated locker space, and other assorted employee spaces. Additionally, a 6,000-square-foot, single-story addition is proposed on the northeast side of the building.

Because of the age and condition of the lot, Strand is proposing to reconstruct the parking lot. The proposed lot will incorporate approximately 218 parking stalls, four electric vehicle (EV) charging locations, 22 EV-ready stalls, bicycle parking, and redesigned stormwater management facilities. The reconstructed parking lot will integrate with the new additions and provide better building access for employees and delivery services.

City of Madison  
Planning Division  
Page 2  
March 12, 2025

A Certified Survey Map (CSM) has been developed to combine the properties into one lot. This CSM has been recently submitted to the City of Madison (City). This land use application is requesting rezoning of the combined lot to Commercial Corridor-Transitional (CC-T) District.

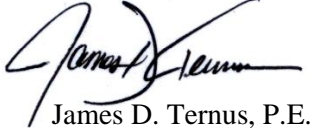
### **Proposed Schedule**

A detailed design of the building and parking lot is anticipated to commence in April 2025. Based on the expected design effort, building plan review, permitting, and City site plan approvals, the earliest construction of the building is anticipated to start in winter 2025. Construction of the parking lot would commence in early summer 2026.

In summary, rezoning of the combined Strand lot will provide a means for continued growth at Strand's corporate headquarters. Strand's 225 employees have been proud to call the Bay Creek Neighborhood home for more than 50 years. Strand looks forward to expanding at this location, providing the building space to eventually add another 100 employees. Rezoning of the combined lot will enable the construction of the proposed building addition and associated parking lot, sustaining Strand's planned growth.

Sincerely,

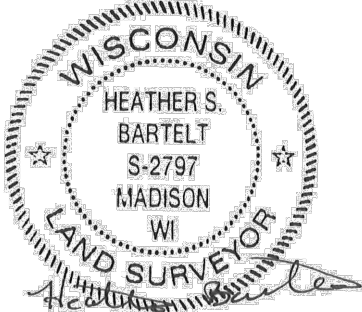
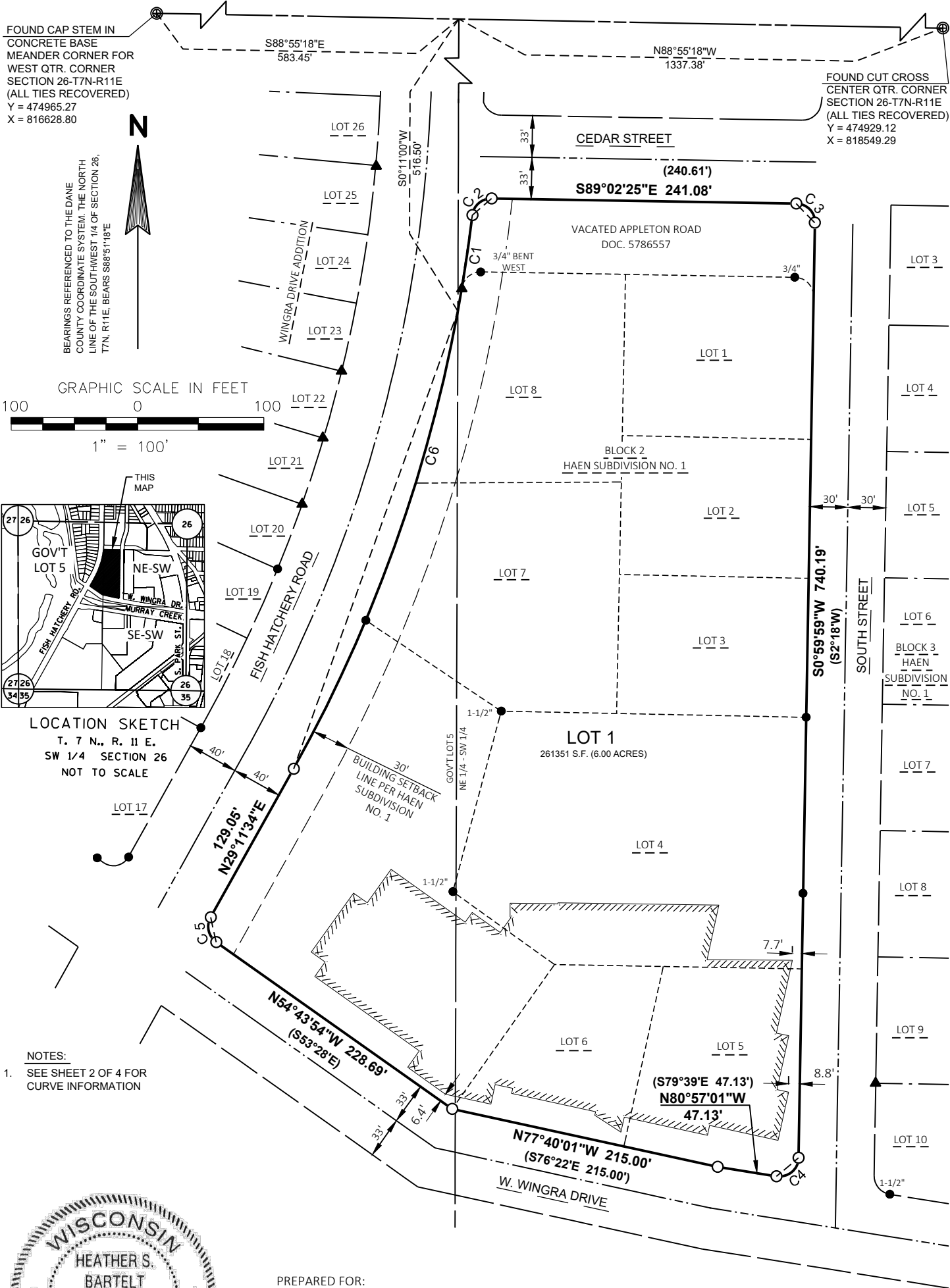
STRAND ASSOCIATES, INC.®



James D. Ternus, P.E.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD  
RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN  
GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



3/31/25

PREPARED FOR:  
STRAND ASSOCIATES INC.  
910 W. WINGRA DR.  
MADISON, WI 53715

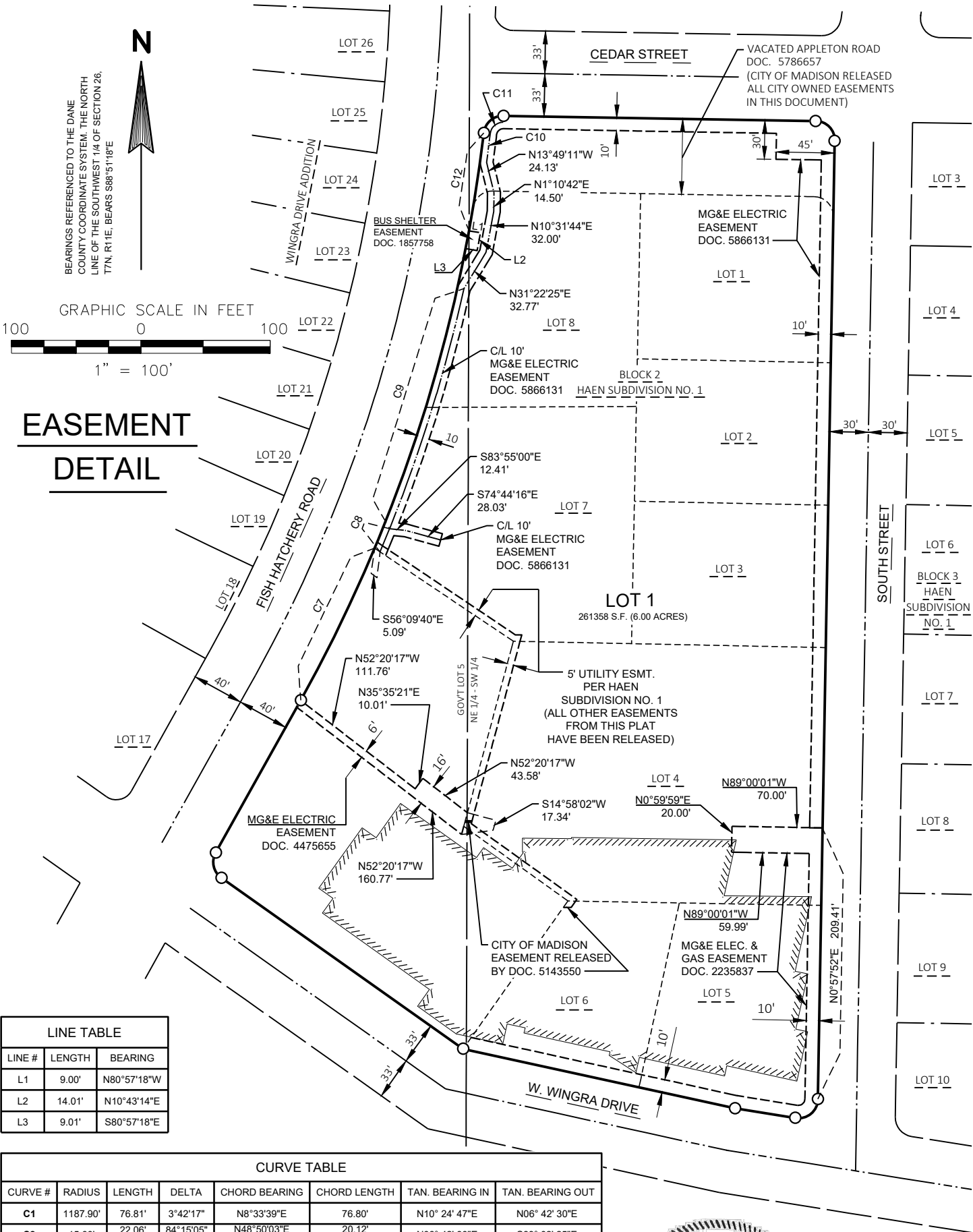
THIS INSTRUMENT DRAFTED BY:  
HEATHER S. BARTELT OF  
STRAND ASSOCIATES INC.  
910 W. WINGRA DR.  
MADISON, WI 53715



LEGEND	
▲ FOUND 3/4" REBAR	( ) RECORDED AS
● FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)	----- MINOR LOT LINE
⊕ DANE COUNTY MONUMENT, EXISTING	----- PROPERTY LINE
○ SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)	----- RIGHT OF WAY LINE
	----- CENTER LINE
	----- PERMANENT EASEMENT

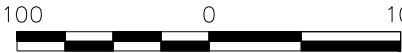
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BEARINGS REFERENCED TO THE DANE  
COUNTY COORDINATE SYSTEM. THE NORTH  
LINE OF THE SOUTHWEST 1/4 OF SECTION 26,  
T7N, R11E, BEARS S88°51'18"E

GRAPHIC SCALE IN FEET



1" = 100'

EASEMENT  
DETAIL

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.00'	N80°57'18"W
L2	14.01'	N10°43'14"E
L3	9.01'	S80°57'18"E

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TAN. BEARING IN	TAN. BEARING OUT
C1	1187.90'	76.81'	3°42'17"	N8°33'39"E	76.80'	N10° 24' 47"E	N06° 42' 30"E
C2	15.00'	22.06' (21.98')	84°15'05" (83°57'34")	N48°50'03"E (N48°58'48"E)	20.12' (20.07')	N06° 42' 30"E	S89° 02' 25"E
C3	15.00'	23.57'	90°02'24" (90°02'24")	S44°01'13"E (S44°01'13"E)	21.22'	S89° 02' 25"E	S00° 59' 59"W
C4	15.00'	25.67'	98°03'00"	S50°01'29"W	22.65'	S00° 59' 59"W	N80° 57' 01"W
C5	15.00'	21.97'	83°55'28"	N12°46'10"W	20.06'	N54° 43' 54"W	N29° 11' 34"E
C6	1187.90'	392.15'	18°54'53"	N19°52'14"E	390.38'	N29° 19' 40"E	N10° 24' 47"E
C7	1187.90'	130.71'	6°18'16"	N25°54'19"E	130.64'	N29° 03' 27"E	N22° 45' 11"E
C8	1192.90'	19.38'	0°55'51"	N22°20'05"E	19.38'	N22° 48' 01"E	N21° 52' 10"E
C9	1192.90'	194.39'	9°20'13"	N17°12'04"E	194.18'	N21° 52' 10"E	N12° 31' 57"E
C10	1192.90'	22.35'	1°04'25"	N7°14'36"E	22.35'	N07° 46' 48"E	N06° 42' 24"E
C11	10.00'	14.71'	84°15'34"	N48°50'11"E	13.42'	N06° 42' 24"E	S89° 02' 02"E
C12	1187.90'	76.48'	3°41'20"	S8°33'04"W	76.47'	S06° 42' 24"W	S10° 23' 44"W



3/31/25



SHEET 2 OF 4



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER MARKING THE WEST QUARTER CORNER OF SAID SECTION 26;  
THENCE, SOUTH 88° 55' 18" EAST, 583.45 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 5 TO THE EAST LINE OF SAID GOVERNMENT LOT;  
THENCE, SOUTH 00° 11' 00" WEST, 516.50 FEET ALONG SAID EAST LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD, ALSO BEING A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1187.90 FEET AND THE POINT OF BEGINNING;  
  
THENCE, NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 08° 33' 39" EAST, 76.81 FEET TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;  
THENCE, NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 48° 50' 03" EAST, 20.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET;  
THENCE, SOUTH 89° 02' 25" EAST, 241.08 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;  
THENCE, SOUTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 44° 01' 13" EAST, 21.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH STREET;  
THENCE, SOUTH 00° 59' 59" WEST, 740.19 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;  
THENCE, SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 50° 01' 29" WEST, 22.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF W. WINGRA DRIVE;  
THENCE, NORTH 80° 57' 01" WEST, 47.13 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;  
THENCE, NORTH 77° 40' 01" WEST, 215.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;  
THENCE, NORTH 54° 43' 54" WEST, 228.69 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET;  
THENCE, NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 12° 46' 10" WEST, 20.06 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD;  
THENCE, NORTH 29° 11' 34" EAST, 129.05 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY TO A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1187.90 FEET;  
THENCE, NORTHERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 19° 52' 14" EAST, 390.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 261351 S.F. (6.00 ACRES) MORE OR LESS.  
SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.  
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF STRAND ASSOCIATES INC.  
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF



HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYOR NO. 2797  
STRAND PROJECT NUMBER 1121.169

DATED THIS 31ST DAY OF MARCH, 2025



CORPORATE OWNERS CERTIFICATE

STRAND ASSOCIATES INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP HEREON. STRAND ASSOCIATES INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

CITY OF MADISON

WITNESS THE HAND AND SEAL OF SAID OWNER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
IN PRESENCE OF:

JOSEPH BUNKER - VICE PRESIDENT &  
CORPORATE SECRETARY

DATE

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS  
PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
  
THE ABOVE NAMED \_\_\_\_\_,  
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED  
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.  
  
(NOTARY SEAL) \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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CITY OF MADISON PLAN COMMISSION APPROVAL:  
APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MATTHEW WACHTER - SECRETARY  
CITY OF MADISON PLAN COMMISSION  
DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE  
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED.  
THE ENACTMENT NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_,  
ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CLERK  
CITY OF MADISON  
DATE



STATE OF WISCONSIN  
Dane County  
Received for record this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20 \_\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ M. and recorded in Vol. \_\_\_\_\_  
\_\_\_\_\_ of C.S.M.'s , page(s) \_\_\_\_\_  
Document No. \_\_\_\_\_  
\_\_\_\_\_ Register  
\_\_\_\_\_ Deputy



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](mailto:planning@cityofmadison.com)

**\*\*BY E-MAIL ONLY\*\***

June 10, 2025

Chad Kopecky & Jim Ternus  
Strand Associates, Inc.  
910 W Wingra Drive  
Madison, Wisconsin 53715

RE: LNDSCSM-2025-00014; ID 88208 – Certified Survey Map – 910 W Wingra Drive and 1347 Fish Hatchery Road, Section 26, T7N, R9E, City of Madison, Dane County, Wisconsin.

Dear Chad and Jim,

The Certified Survey Map (CSM) to combine property located at 910 W Wingra Drive and 1347 Fish Hatchery Road into one lot is hereby **conditionally approved**. The property is zoned CC-T (Commercial Corridor–Transitional District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

**Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have questions regarding the following two (2) items:**

1. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/Subdivision Contract. Please contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 ([ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)) or Brenda Stanley (East) at (608) 261-9127 ([bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com)) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

**Please contact Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have questions regarding the following fifteen (15) items:**

3. The portion of the utility easements released by the City of Madison per Document No. 5143550 is not correctly shown. Also, as part of this, the remaining portion of the utility easements granted by Hahn Subdivision No. 1 is also not shown correctly.

4. Fully dimension the MG&E Easement per Document No. 4475655. Also clarify the trapezoid attached to the end of the easement area shown on sheet 2 as to what it represents.
5. Add a note that this CSM is subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Measures per Document No. 4087566.
6. Show and label the lands conveyed to the City of Madison per Document No. 1142644.
7. Add a note that this CSM is subject to use restrictions contained in warranty deed, Document No. 5987003.
8. Note: Any future building proposed on this site encumbering the remaining Utility Easements granted by Haen Subdivision.
9. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant shall submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)).
10. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
11. Label the total widths of all adjacent right of ways. Label CSM 15465 to the north of Cedar Street. Provide dimensions to all found irons on the exterior boundary of the Certified Survey Map.
12. The 30-foot setback shown along Fish Hatchery Road shall be corrected to only be within the platted lots of Haen Subdivision No. 1. It does not extend all the way to the southern boundary. Provide proper dimensions to define the southern boundary of the setback.
13. Correct the Range in the headers and legal description from 11 to 9.
14. Provide the coordinate location of the West Quarter Corner of Section 26 and dimensions to the position and overall quarter line length.
15. Change the Common Council Certificate signature to "Michael Haas, Acting City Clerk".
16. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
17. The applicant shall submit to Jeff Quamme prior to final Engineering Division sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall

be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

\*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

**Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following two (2) items:**

18. The applicant shall dedicate right of way or grant a public sidewalk easement for the future construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site frontage of South Street.
19. The applicant shall dedicate right of way or grant a public sidewalk easement for the future construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site frontage of Fish Hatchery Road.

**Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:**

20. The applicant shall submit a Transportation Demand Management (TDM) Plan to [tdm@cityofmadison.com](mailto:tdm@cityofmadison.com). A TDM Plan is required per MGO Section 16.03(3)(f), based the proposed combination of lots. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

**Please contact Andy Miller of the Office of Real Estate Services at (608) 261-9983 if you have any questions regarding the following twelve (12) items:**

21. Prior to final approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (ORES) approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
22. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s). If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

23. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."
24. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest, include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off if said ownership interest meets the criteria set forth by Wis. Stats. Sec. 236.34 and Sec. 236.21(2)(a).
25. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
26. Update the Madison Common Council Certificate to be signed by Michael Haas, Acting City Clerk.
27. The lands within the CSM boundary are partially located within Tax Incremental Financing District 42. Discussions with Joe Gromacki, the City of Madison's Tax Increment Financing Coordinator, may be necessary before recording the CSM if a TIF application is required. Mr. Gromacki can be reached at (608) 267-8724 or [jgromacki@cityofmadison.com](mailto:jgromacki@cityofmadison.com). Please inform Andy Miller in the City's Office of Real Estate Services ([acmiller@cityofmadison.com](mailto:acmiller@cityofmadison.com)) if a TIF Loan has been authorized for the project.
28. As of May 30, 2025, real estate taxes are owed for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.
29. As of May 30, 2025, there are special assessments reported for the lands within the CSM boundary. All known special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(4)(f).
30. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report via email to Andy Miller in the ORES ([acmiller@cityofmadison.com](mailto:acmiller@cityofmadison.com)) as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application (March 13, 2025) and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
31. Revise the CSM to depict, dimension, name, note and/or identify by document number all relevant easements, declarations, plans, conditions, agreements, restrictions and other documents cited in record title and the updated title report, and include relevant notes from plats or CSMs of record.
32. Revise the CSM to depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. located within the CSM boundary.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its June 17, 2025 meeting.**

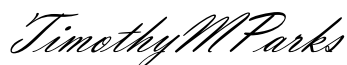
In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).

Sincerely,

A handwritten signature in cursive script that reads "Timothy M. Parks".

Timothy M. Parks  
Planner



# City of Madison

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

## Master

**File Number: 88351**

**File ID:** 88351

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/15/2025

**File Name:** TID 51 Small Business Development Programs  
Funding

**Final Action:**

**Title:** Amending the 2025 Economic Development Division Capital Budget by transferring \$550,000 from Land Banking (Project #12640) to TID #51 (Project #99011) for the purpose of funding small business development programs (District 14).

### Notes:

**Sponsors:** Isadore Knox Jr. And Tag Evers

**Effective Date:**

### Attachments:

**Enactment Number:**

**Author:** Ruth Rohlich, Business Development Specialist

**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	05/15/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.						

## Text of Legislative File 88351

### Fiscal Note

The proposed resolution partially restores funding to the TID 51 capital program that was transferred to the Land Banking capital program via legislative file 86986 (RES-25-00127) in



February 2025. File 86986 authorized the transfer of \$1,170,000 in TIF increment from TID 51 (program 99011) to Land Banking (program 12640) for the purpose of funding the demolition of four land banked properties in South Madison. The transfer of this amount was based on estimates available at the time. Additionally, the transfer was needed in order to comply with TID accounting rules regarding the maintenance of properties within TID boundaries. Bids received for this demolition work came in significantly lower than the \$1,170,000 transferred; the contract was awarded via legislative file 87710 (RES-25-00278) in the total amount of \$795,929. The contract is being funded by the Land Banking program (\$547,976) and the CDA Redevelopment South Madison Redevelopment project (project 14431, \$247,953). Of the \$1,170,000 transferred to Land Banking for the demolitions, \$622,024 is now available after awarding the contract. In order to support additional small business development programs within TID 51, the proposed resolution amends the 2025 Capital Budget for the Economic Development Division by transferring \$550,000 in TIF increment from Land Banking to TID 51.

**Title**

Amending the 2025 Economic Development Division Capital Budget by transferring \$550,000 from Land Banking (Project #12640) to TID #51 (Project #99011) for the purpose of funding small business development programs (District 14).

**Body**

WHEREAS, Legistar #86986 amended the 2025 Economic Development Division Capital Budget by authorizing the transfer of \$1,170,000 from TID #51 (Project #99011) to Land Banking (Project #12640) for the purpose of funding demolitions of Land Banked properties at 1810 S. Park Street, 1901 S. Park Street, 814 North Avenue, and 826 North Avenue; and,

WHEREAS, the bids for these demolitions are significantly less than anticipated, and there is now \$550,000.00 available for other uses; and,

WHEREAS, the City of Madison desires to expand small business development programs within Tax Increment Finance Districts when there is capacity to do so; and,.

WHEREAS, these small business development programs include the Façade Grant Program, Building Improvement Grant Program, Small Cap TIF Program, and Commercial Ownership Assistance Program.

NOW THEREFORE BE IT RESOLVED that the 2025 Economic Development Division Capital Budget is amended by transferring \$550,000 from Land Banking (Project #12640) to TID #51 (Project #99011) for the purpose of funding small business development programs.



# City of Madison

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

## Master

**File Number: 88358**

**File ID:** 88358

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/15/2025

**File Name:** Approving a loan of up to \$400,000 to Eastmorland Community Center, or an affiliate LLC, from the Community Facilities Loan Program to help finance the construction of a new community center to be located at 3565 Tulane Avenue and authorizing the Mayor an

**Final Action:**

**Title:** Approving a loan of up to \$400,000 to Eastmorland Community Center, or an affiliate LLC, from the Community Facilities Loan Program to help finance the construction of a new community center to be located at 3565 Tulane Avenue and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 15).

### Notes:

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

**Effective Date:**

**Attachments:** Eastmorland Community Center\_CFL App Combined.pdf

**Enactment Number:**

**Author:** Linette Rhodes

**Hearing Date:**

**Entered by:** mbohrod@cityofmadison.com

**Published Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	05/15/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

### Text of Legislative File 88358

### **Fiscal Note**

The proposed resolution authorizes a loan of up to \$400,000 to Eastmorland Community Center to aid in financing the construction of a new community center at 3565 Tulane Ave. The loan is part of the Community Facilities Loan (CFL) Program (2025 project #17913, capital program #13672), administered by the Community Development Division (CDD). CFL program guidelines establish up to 20% of project costs, not to exceed \$400,000, given as a zero percent long-term deferred loan for acquisition and construction projects. Funding for the project described herein is available in CDD's 2025 Adopted Capital Budget (\$1.0 million in General Fund-supported GO Borrowing). No additional City appropriation is required.

### **Title**

Approving a loan of up to \$400,000 to Eastmorland Community Center, or an affiliate LLC, from the Community Facilities Loan Program to help finance the construction of a new community center to be located at 3565 Tulane Avenue and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 15).

### **Body**

WHEREAS, the City of Madison's Community Facilities Loan (CFL) Program provides low-cost financing to support non-residential development projects undertaken by non-profit organizations in the City of Madison that involve the acquisition of property or substantial expansion, redevelopment, improvement or rehabilitation of property the organizations currently own or lease; and,

WHEREAS, the City's objective through the CFL Program is to create or improve safe, accessible, energy efficient and well-maintained community and neighborhood facilities; and,

WHEREAS, Eastmorland Community Center (ECC) has applied to the CFL Program for assistance to help build a new community center at 3565 Tulane Avenue which will provide a home for programming that supports the wellbeing of neighborhood residents by creating a hub for community building, engagement and resources; and,

WHEREAS, per the CFL Program guidelines, ECC intends to provide space for programming at the community facility that primarily serves low-income households, and meets all other eligibility requirements of the CFL Program; and,

WHEREAS, ECC presents a total project budget of \$2,429,563 for which the CFL Program can offer financial assistance of up to the lesser of \$400,000 or 50% of total eligible projects costs; and,

WHEREAS, funds under the CFL Program are offered to awardees in the form of a zero percent long-term deferred loan, repayable upon the sale or change of use of the property; and,

WHEREAS, the Community Development Block Grant (CDBG) Committee recommended approval of this loan on April 8, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves a loan, recommended by the CDBG Committee, of up to \$400,000 from the Community Facilities Loan Program to ECC, or an affiliate LLC, for the development of the new community center at 3565 Tulane Avenue, Madison; and,

BE IT FURTHER RESOLVED that, that the Council authorizes the Mayor and City Clerk to execute, deliver, publish, file and record such other documents, instruments, notices and records, and take such other actions as shall be deemed necessary or desirable to accomplish the intent of this Resolution, and to comply with and perform the obligations of the City.



## COMMUNITY FACILITIES LOAN PROGRAM (CFL)

### APPLICATION

• Applicants should read the CFL program guidelines document before completing this application. • If you need support in a language other than English, please contact Community Development Division: [cdd@cityofmadison.com](mailto:cdd@cityofmadison.com) who will help coordinate translation services. • Applicants must be an already established non-profit corporation (Non-stock Corporation) organized under Chapter 181 of Wisconsin Statutes and in compliance with the Wisconsin Department of Financial Institutions (DFI).

**Please note:** the CFL program has a budget of \$1,500,000. Once funds are exhausted, applications will no longer be accepted. Applications are considered on a first-come, first-served basis.

Questions can be directed to [cdd@cityofmadison.com](mailto:cdd@cityofmadison.com) or to Community Development Grants Supervisor, Linette Rhodes, at [lrhodes@cityofmadison.com](mailto:lrhodes@cityofmadison.com) or 608-261-9240.

Organization Name: Eastmorland Community Center (Common Grace, LLC)

Contact Name: Brenda Halverson

Phone: 608-609-2374

Contact Email: [blhennessy@tds.net](mailto:blhennessy@tds.net)

SAM/ Unique Entity Identifier #\_\_ applied for on 12/31/24, will provide when the number is issued.

Please select the option that best describes the nature of your project:

Acquisition **New Construction** Rehabilitation- property owned

Rehabilitation- Leased Space (5 year lease) Rehabilitation- Leased Space (10 year lease)

Project Address: 3565 Tulane Ave. Zip Code: 53714 Amount requested: \$400,000

Please describe, in detail, the proposed project:

Common Grace, LLC proposes a new development on the small city-block property located at 3565 Tulane Avenue in Madison, WI which currently houses Common Grace Church and the newly established, but quickly growing, Eastmorland Community Center. This new development would be home to a thriving community center that acts as a cornerstone for the vibrant Eastmorland neighborhood, serving as a destination place for events, fellowship, and learning in support of meaningful community life. The community center is and will continue to be secular in nature and is open to all to fulfill the community needs. It will operate independently from Common Grace.

The lot size of this new development affords Common Grace LLC with the opportunity to build an estimated 24 units of workforce housing in addition to the community center, creating much needed housing for individuals and families.

How will this project affect your organization?

The creation of a new ECC building will allow us to grow our current efforts to bring our neighbors together in a healthy community and offer space to a variety of other non-profits. The current building has limited and ill-suited space for the community's needs today, and the building has reached the end of its useful life.

The current building was built in 1954 and has outlived the community's needs. Remodeling to fit current needs, let alone future wants, and/or current building standards is cost prohibitive. For example - the current building is not ADA accessible, and roughly half of the building space is below grade. The best solution is to start over and build for the future. Rebuilding and rebranding as a community center is the best use of space. It will allow the property to be more accessible, and effectively used, to meet community needs across all ages. Adding workforce housing to the re-imagined space will also help address housing needs in Madison.

How will this project impact the community you serve?

The community center portion will bring needed and desired flexible space to the community. During an October 2023 ECC open house, which nearly 60 people attended, many community members voiced their vision for a new community center. Community members noted their need for space to teach, and to hold social gatherings and events at affordable rates. While the current building has space to fulfill some of these needs it largely serves the schools adjacent to the property. It is our vision to support the community and offer space to those that have programming but lack the physical space to fulfill their missions.

The housing portion of the new development will bring much needed below market rental units into a neighborhood where the median sale price for a single-family home was \$342,000 in January 2024\*. These workforce housing rents will ease the housing debt burden on those that wish to live in a desirable location. The rebuilding/re-imagination of the lot to include housing fits with [Dane County's 2024-2028 housing goals](#) of increasing attainable housing. Note that the majority of housing projects are private/self funded - thus the expectation of our project is to tackle the "middle gap" of housing without major government subsidies - perhaps a rare feat these days.

Across the street from the project are the Schenk Elementary and Whitehorse Middle Schools - of which roughly 59% come from economically disadvantaged families and minority school enrollment is about 66%. This demographic will be a major focus of the community center efforts through meals or

other community activities. Additional examples of how the community center supports children in the neighborhood includes programs like Kindling Community Arts, and MMSD Play & Learn, all of which conduct their programming within the community center's walls.

\*Realtor.com

How will this project impact your operations?

The new community center building, while similar in size to the current building, will be a more effective use of space and will allow more community partners to share in the service of our neighbors. Currently, the building lacks flexibility to move from one user to another efficiently and the walls and halls design does not support our effort to build community among the users.

ECC will need to hire appropriate staff to manage the day-to-day operations of the community center, while continuing to make connections in the community to drive rental revenue through space usage. Staff will work to create and maintain rental agreements, rate sheets for the various spaces and operationalize standards.

The housing portion of the project will not create a drain on the community center's financial resources. Per the proforma prepared by Threshold Sacred Development (Tyler Krupp, principal), the housing rents will cover the debt service on the entire project along with all associated fees and expenses (property management, real estate taxes, current and deferred maintenance, etc.). The lender is providing very favorable terms: a sub-prime interest rate, 33 year term with the first three years being interest only payments.

Project Timeline

Description	Projected Dates (Mo/Yr)
Acquisition/Real Estate Closing	1954
Rehab/Construction Bid Publishing	<p>July 2025.</p> <p>Pre-construction preliminary budget/estimate by March 2025.</p> <p>Pro-forma estimate, based on comparable recent construction, available now.</p>

Construction/Rehab Start	Late Summer 2025
Construction/Rehab Completion	Fall 2026
Services or Programming Start Date	Fall 2026

## SOURCES AND USES OF FUNDS

This is a statement of how much money is required to complete the project, its source, and how it will be used. By definition, sources must equal uses.

**NOTE: The numbers below are for the community center only.**

SOURCES OF FUNDS	Amount	Source: Lender, Grantor, etc.
Permanent Loan:	1,203,841	Wesleyan Impact Partners
Subordinate Loan:	0	
Subordinate Loan:	0	
City Financing Requested:	400,000	
Project Equity (own funds):	830,000	Sale proceeds from Zion property (\$450,000), Moravian Denomination grant (\$250,000) and land equity (\$130,000). Capital Campaign kicks off in Feb. 2025.
Other:		
<b>TOTAL SOURCES:</b>	<b>2,433,841</b>	
<b>Construction Financing</b>		
Construction Loan:	1,203,841	Wesleyan Impact Partners
Bridge Loan:		

Other:		
<b>TOTAL:</b>	1,203,841	

<b>USES OF FUNDS</b>	<b>Amount</b>	<b>Source</b>
Purchase Building:	n/a	
Build-out (if new purchase):	n/a	
Renovations/improvements (existing building):	n/a	
Equipment purchase:		
Other: Hard & Soft Cost for ECC Community Center	2,429,563	
<b>TOTAL USES:</b>	2,429,563	

#### **EXHIBITS PROVIDED AS ATTACHMENTS TO SUBMISSION EMAIL**

1. Exhibit A - Summit Credit Union November 2024 statement
2. Exhibit B - Moravian Denomination grant commitment email dated 11/19/2024
3. Exhibit C - Wesleyan Impact Partners Term Sheet for construction and permanent financing
4. Exhibit D - Signed Federated Agreement Amendment and Minutes from December 19, 2024 congregational meeting
5. Exhibit E - Construction Estimate
6. Exhibit F - Operating Plan
7. Exhibit G - Draft of Quit Claim Deed

#### **All Applications:**

- All applications must submit an Operating Plan, Offer to Purchase or Contractor Bids, and executed Lease, if applicable.
- All applications must submit evidence of other funding sources secured for the project.
- Funded applicants are responsible for complying with all of the terms and conditions outlined in the CFL Program Guidelines.



- Applications to the Community Facilities Loan Program will be considered on a first-come, first served basis.
- Final approval of funds will be awarded, via a Resolution, by the City's Common Council with recommendations from the CDBG Committee. Timeline for a commitment of funds is contingent upon committee's schedule.

CFLP Application Form Final Nov 2022.docx 3

#### **APPLICATION CERTIFICATION**

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of the City of Madison Community Facilities Loan Program and is true and complete to the best of the applicant's knowledge and belief.



Signature Date: 1/9/2025

Applications must be submitted to the Community Development Division by email: [cdd@cityofmadison.com](mailto:cdd@cityofmadison.com)

CFLP Application Form Final Nov 2022.docx 4

Exhibit A- removed due to confidential banking information.





THE PROVINCIAL ELDERS' CONFERENCE  
(EXECUTIVE BOARD)

1021 Center Street, Bethlehem, PA 18018

Telephones: 610-867-7566 - Moravian Church Center  
610-865-3137 - P.E.C. President  
610-866-9223 - Fax

THE MORAVIAN CHURCH • Northern Province

March 5, 2025

Common Grace – Lakeview  
Rev. Staci Marrese-Wheeler  
3565 Tulane Ave  
Madison, WI 53714

Greetings Sister Staci and the Common Grace Leadership:

Grace and peace as we begin the Lenten journey toward the dawn of Easter morn. I am pleased to extend to you not only the prayers and best wishes of the Provincial Elders' Conference (PEC), but also a check for a \$250,000.00 grant toward the development of this new ministry. The PEC was appreciative of the financial model and projections you provided toward the sustainability of this community-based ministry. Although the original idea of these funds was first considered as a loan, the PEC felt that a grant would offer you a better start-up to this ministry without being burdened with repayment responsibilities. As well, we would like to express our desire to tangibly offer you this blessing and encouragement as you launch this new ministry of hospitality and service.

As a reminder, the PEC will continue to meet its original pledge for funds of \$9,400 in 2026. Although that 2026 support, along with this grant, will then bring to a close the provincial funding toward this endeavor, be assured that our prayers and presence as you begin this new ministry journey will continue. It's somehow appropriate that this letter comes in the context of the Lenten journey. Certainly, there are and will be unknowns in the path ahead, however, there is one certainty – the faithfulness of our Chief Elder, Jesus Christ, who will be a companion along the road ahead.

Please contact us if you have any questions and please keep us posted as you move forward. We would like to provide updates to the wider church as you make advances toward this long-awaited vision for ministry.

Your brother in Christ,

Rev. David E. Bennett  
President

DEB/jlh



## Term Sheet from Wesleyan Impact Partners

Wesleyan Impact Partners (the “Lender”) is pleased to present the following Term Sheet. The proposed terms and conditions in this Term Sheet are provided for discussion purposes only. They do not represent a commitment to lend and are confidential. The actual terms and conditions upon which Lender might extend credit to Borrower are subject to satisfactory completion of due diligence, internal credit approval, satisfactory review and execution of documentation, and such other terms and conditions as may be determined by the Lender and its counsel in their discretion.

### General Terms and Conditions:

**Borrower:** SPE related to “Common Grace (re)Development”

**Lender:** Wesleyan Impact Partners

**Loan Amount:** The lesser of: a) \$5,915,684 b) 80% of the Project Budget, or c) 80% of the “As Complete” Appraised Value

**Purpose of Loan:** To provide funds for the acquisition of the Collateral Property and construction of the Borrower’s new community center, church, and affording housing facilities on the subject property.

**Borrower’s Equity Contribution:** The total estimated Project Budget is \$7,394,606. The Borrower will be required to contribute \$1,478,921 toward the Project Budget prior to any loan advances.

**Loan Fee:** The Loan Origination Fee of 0.25% (\$14,789). \$500 administrative fee.

**Loan Term:** The loan will mature 33 years from the date of the note and will be due and payable at that time.

### **Loan Rate:**

- Option 1  
The loan will bear interest prior to maturity or default at a variable rate which shall be equal to the “Prime Rate” **less one and a half percent (-1.50%) (currently 6.25%)** as stated by The Wall Street Journal (the “Interest rate”), to be adjusted monthly, with the “Prime Rate” in effect as of the last business day of a calendar month. With a lifetime minimum loan rate of four and a half percent (4.50%) and maximum of eight percent (8.00%). The payment will adjust annually.

**If you choose option “1” initial here: \_\_\_\_\_; OR**

- Option 2  
The loan will bear interest prior to maturity or default at a rate which shall be equal to the "Prime Rate," **less two and three quarters percent (-2.75%) (currently 5.00%)** as stated by The Wall Street Journal (the "Interest rate"), fixed for a five (5) year period from the date of the note and to be adjusted every five (5) years thereafter until maturity. Starting at the end of year 10, and with each 5 year pricing reset thereafter, a rate ceiling and floor will be used and will adjust to 1% below and 1% above Wall Street Journal Prime respectively. Resetting each 5 years.

**Refinance Fee:** Waived

**If you choose option “2” initial here: \_\_\_\_\_.**

**Loan Repayment:**

- The payments for this loan will be due and payable on the 1<sup>st</sup> day of each month.
- Monthly payments of interest only for the initial 3 years based on the interest rate in effect on the date of the note.
- Beginning month 37, monthly payments of principal and interest based on a 30-year amortization and the interest rate at that time
- During the term of the loan, the monthly loan payment will be adjusted to correspond with the interest rate adjustment, depending on which rate option the Borrower chooses.

**Collateral Property:**

The Loan will be secured by a title-insured first lien deed of trust on the following real property (the “Collateral Property”):

*Subject property at Hargrove St. and Tulane Ave in Madison, WI.*

**Project:**

Acquisition of land and construction of “Common Grace” which is a 6,100 SF Community Center, and 24 units Multi-Family Affordable Housing Project.

The Loan shall also be secured by a first lien on all drawings, surveys, a general assignment of all present and future leases, rents and income, a security interest in all personal property and fixtures relating to such property, including all building materials purchased or ordered for incorporation into the improvements to be constituted therein, and assignments of the plans and specifications, all building contracts, permits licenses and governmental approvals relating to the land. All such other documents creating and perfecting security interest in the Collateral as reasonably required by Lender or their counsel.

**Guaranty:**

N/A

**Covenants:**

The Loan shall be governed by a loan agreement that includes, but is not limited to, the following reporting and financial covenants:

- The Borrower will be required to complete their capital campaign,
- Resolution from Church Counsel acknowledging that the follow-up debt reduction campaign will be held if benchmarks are not met for total outstanding debt and debt service included in the Borrower’s operating budget
- The Borrower shall provide financial statements (balance sheet and P&L) within 60 days of each fiscal year end,
- No material change in control or management without prior Lender consent.
- Maintain acceptable levels of property, general liability, workers compensation, and hazard insurance.
- Satisfactory Appraisal and Environmental Due Diligence (if needed)

*This Term Sheet is presented for discussion purposes only and does not represent a commitment to advance funds.*

**Restrictions and Limitations:**

This financing will be subject to customary restrictions and limitations typical of this type of financing, including but not limited to the following:

- All draw requests will be subject to documentation required by Lender, including written draw requests, application and certification for payment (AIA form), construction completion certification, lien waivers relating to prior advances, city inspection reports, budget variance reports, and certificates of completion. Draws to be accompanied by an inspecting architect's or engineer's report.

**Closing Requirement:** The closing of this loan is subject to the Lender's "Closing Requirements" listed on the attached checklist, Exhibit "B".

All closing documents must be satisfactory to the Lender. If you would like to see a sample set of closing documents, please let us know.

**Operating Accounts:** Borrower agrees to reserve accounts with Lender throughout the term of the Loan.

**Expenses:** Borrower shall pay all costs and expenses incurred by Lender in connection with the closing and underwriting of the Loan, including without limitation, Lender's plan and cost review, due diligence and closing of the Loan, the fees and expenses of counsel to Lender in connection with the negotiation and preparation of the loan documentation, the costs of any environmental investigation and audit, appraisal, appraisal review, title insurance premiums, survey and inspection fees and any other reasonable fees.

Wesleyan Impact Partners looks forward to working with you to close the financing outlined herein. If you are in agreement with the foregoing terms and conditions, please execute this Term Sheet and return it to us with a \$0 deposit.

**This Term Sheet will expire 30 days from issuance if not accepted by Borrower prior to that date.**

**This Term Sheet will expire in 90 days from issuance if the loan has not closed prior to that date.**

**Wesleyan Impact Partners**

*Chris Miller*

Chris Miller  
Vice President of Lending

**Accepted and Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2024**

**Borrower:**

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

*This Term Sheet is presented for discussion purposes only and does not represent a commitment to advance funds.*

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

*A legal description of the Collateral Property and address to be inserted here*

**Loan Closing Checklist  
Exhibit "B"**

**THE CHURCH MUST PROVIDE THE WESLEYAN IMPACT PARTNERS WITH THE FOLLOWING:**

**PRIOR TO SIGNING LOAN DOCUMENTS AND LOAN CLOSING:**

**RECEIVED**

- \_\_\_\_\_ Return Signed Term Sheet
- \_\_\_\_\_ Signed Copy of Charge/Church Conference Minutes and/or Borrowing Resolution  
approving this loan and lien on the property (see attached example)
- \_\_\_\_\_ Copy of Articles of Incorporation
- \_\_\_\_\_ Proof of Property Insurance Designating the Foundation as Mortgagee  
Texas Methodist Foundation  
(its successors and/or assigns)  
11709 Boulder Lane, Suite 100  
Austin, Texas 78726-1808
- \_\_\_\_\_ Current/Existing Survey
- \_\_\_\_\_ Flood Determination (Foundation will order)
- \_\_\_\_\_ Title Search (Foundation will order)
- \_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ **Persons to be available to sign loan documents (the Foundation needs these names to prepare loan documents)**

- |       |       |                                |       |
|-------|-------|--------------------------------|-------|
| _____ | _____ | Pastor                         | _____ |
| _____ | _____ | District Superintendent        | _____ |
| _____ | _____ | Chair of Board of Trustees     | _____ |
| _____ | _____ | Secretary of Board of Trustees | _____ |
| _____ | _____ | Sec. of Charge/Church Conf.    | _____ |

**LOAN CLOSING:**

- \_\_\_\_\_ (1) Signing of Loan Documents by the Above Mentioned Persons
- \_\_\_\_\_ (2) A Notary Must be Available to Notarize Signatures of Persons Signing documents
- \_\_\_\_\_ (3) Church Will Pay Closing Costs at the Time of Closing Which May Include:
  - \_\_\_\_\_ (A) Mortgagee Title Search
  - \_\_\_\_\_ (B) Recording Fees
  - \_\_\_\_\_ (C) Legal Fees
  - \_\_\_\_\_ (D) Miscellaneous (i.e. Overnight delivery/courier charges, any outstanding interest, wire fee, etc.)



## **Common Grace Annual Meeting--December 15, 2024**

Immediately after the Sunday worship service, members of Common Grace met for the annual meeting. With at least 24 members in attendance, the required quorum of 20 members was present. Pastor Staci called the meeting called to order and offered a prayer.

A motion to approve the published agenda was made by Linda Shaw and seconded by Rod McCoy and approved unanimously. A motion to approve the minutes from the annual meeting was made by Maria Hanson and seconded by Jeff Pfund. A minor correction was identified (adding the word approval after the word budget in the second line from the bottom on page 1), and a motion to approve the minutes with this correction was made by Linda Shaw and seconded by Eric Halverson and approved unanimously.

Common Grace needs two lay persons to attend the ELCA Synod scheduled for May 17 and 18, with Pastor Staci also planning on attending. Jeff and Christine Pfund agreed to attend and were approved by acclamation.

Pastor Staci presented a verbal pastor's report, talking about 2024 being a year of difficult challenges, with Pastor Pat leaving and our grief over his departure, and the loss of his energy and talents. But the development project has moved forward and is in a much more promising position than at the beginning of the year.

With Dave Loppnow leaving the Board at the end of 2024 after serving two three-year terms, Sandy Fowler has agreed to be nominated for consideration of serving a full three-year term from January 1, 2025 to December 31, 2027. A motion to approve Sandy as a Board member was made by Lori Olson Putz and seconded by Brenda Halverson and approved unanimously.

Dave Loppnow briefly highlighted the proposed 2025 budget. During consideration of the budget, Pastor Staci recused herself for the compensation portion of the discussion. Compared to 2024, the budget would provide a 3.5% pay increase to staff, would budget \$10,000 for building support staff, delete funding that in 2024 was related to Pastor Pat, and modify funding for office supplies, copying, and internet to reflect actual payments. In addition, in line 40 for repairs and maintenance, \$5,000 is added to reflect the estimated cost of a new furnace for the east wing of the building. With Staci returned to the meeting, a number of budget questions were addressed. It was suggested that line 6 be retitled accompanist rather than organist. With regard to building support staff, Staci indicated that five to ten hours a week may be used for website support and building related activities. Relating to eliminating insurance for Zion stored items budgeted in line 37 in 2024, concerns were raised whether this is a prudent decision. A discussion ensued, with the question being posed to historic Zion members about the need for insurance for the stored items. With the new facility needing to be reset each week for Sunday worship, portability and ease of storage are major considerations, and it is costly to insure items that may not be useful in the new space. After some discussion, a

consensus emerged that the items will remain in storage for possible use in the new facility, but that insurance coverage for them will not be continued. A motion was made to approve the budget for 2025 by Kurt Buehner and seconded by Lori Olson Putz and approved unanimously.

To specifically address funding for the furnace replacement, a motion was made by Larry Roth and seconded by Linda Shaw to approve reimbursing the Eastmorland Community Center \$4,600 for the actual cost of replacing the furnace and approved unanimously.

Brenda Halverson and Jeff Pfund presented a status report on the development project. To facilitate applying for a potential \$400,000 grant from the City, Lakeview is in the process of incorporating as a nonstock, nonprofit entity under Wisconsin law, rather than relying on the nonprofit status of the broader Moravian Church incorporated in Pennsylvania. To establish an entity to own the property, a nonprofit limited liability company (LLC) will be formed, where historic Zion and historic Lakeview will be members of the LLC. To establish majority control of the LLC, the current federation agreement that specifies an eventual 50/50 ownership interest in the assets of Common Grace between historic Lakeview and historic Zion would be modified to specify 51% historic Lakeview and 49% historic Zion. A motion to so modify the federation agreement to specify a 51/49 ownership interest for historic Lakeview/historic Zion was made by Kurt Buehner and seconded by Lois Roth and approved unanimously.

Brenda, Jeff, and Staci outlined the some of the tasks needing completion in the near future, including: (a) finalize the design for the center and housing components; (b) plan for transition space and storage during construction; and (c) close on construction financing and project bids with a potential August 2025 start to construction. With regard to fund raising, Common Grace has contracted with the United Church of Christ Church Building and Loan Fund to assist us in our campaign. As part of the campaign, an interview process with 20 people from the Church and the neighborhood will start on January 27. The campaign itself will kick off in mid- to late February and conclude in late May or early June. To facilitate the campaign, there are 10 task group chairs needed to assist in various aspects of the campaign. Cheri Timpel indicated she would serve as chair of the administrative support area. Additional help from Common Grace and the neighborhood are needed. Staci noted that the legal services have been provided pro bono, which has been a very generous measure of support for the project.

To confirm the intent to continue to move forward, a motion was made by Eric Halverson and seconded by Kurt Buehner to reaffirm the Board's authority to approve property development related expenses, and approved unanimously.

A motion to adjourn was made by Eric Halverson and seconded by Maria Hanson and approved unanimously.

Recorded by Dave Loppnow



**FIRST AMENDMENT TO PLAN OF  
AGREEMENT  
FOR A FEDERATED CONGREGATION**

**THIS FIRST AMENDMENT** to the Plan of Agreement between Zion Evangelical Lutheran Church and Lakeview Moravian Community Church is dated December 15, 2024.

**WHEREAS**, Zion Evangelical Lutheran Church and Lakeview Moravian Community Church entered into a Plan of Agreement for a Federated Congregation dated December 5, 2021, and

**WHEREAS**, in order to facilitate the application and approval for City of Madison funds for the redevelopment of 3565 Tulane Ave and;

**WHEREAS**, the Congregations of both Zion Evangelical Lutheran Church and Lakeview Moravian Community Church agreed to said changes by matter of vote and quorum on December 15, 2024.

**THEREFORE**, the parties desire to amend the Plan of Agreement with respect to the matters set forth below:

Section b. of the Plan of Agreement shall now read:

Subject to approval by the respective denominational judicatories of Zion and Lakeview, Common Grace shall form a limited liability company for governance, administration and operation of the Federated Congregation, although each congregation participating in this federated congregation shall continue to exist and may be separately incorporated.

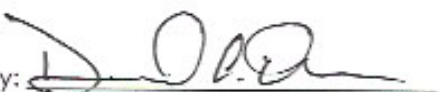
Section c. of the Plan of Agreement shall now read:

All property of Common Grace, real and personal, shall be held in the limited liability company formed in subparagraph b. above. All liabilities of the congregations in this federated congregation shall be liabilities of this federated congregation, except as explicitly provided in documents of the separate congregations.

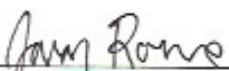
Calendar Year	New Allocation Lakeview	New Allocation Zion
2022	70%	30%
2023	65%	35%
2024	60%	40%
2025	55%	45%
2026	51%	49%

This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement. All other terms not amended herein remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed and delivered this First Amendment as of date first above written.

By: 

David Olson  
Common Grace Board President  
Representative of Historical Lakeview  
Moravian Church

By: 

Jason Rowe  
Common Grace Board Vice President  
Representative of Zion Evangelical  
Lutheran Church



# ECC / Common Grace

Preliminary Budget

## Executive Summary

The following conceptual budget estimates have been prepared for the Eastmorland Community Center construction and the associated workforce housing.

Each building was estimated as a separate construction project, if a single entity can mobilize and execute all projects there should be cost savings for the work.

## Housing – 24 Units Building

Conceptual budget estimate for the housing portion of the project.

Substructure	\$377,100 - \$438,500
Shell	\$1,386,282 - \$1,611,956
Interiors	\$760,746 - \$884,588
Services	\$760,240 - \$884,000
Sitework + Demolition	\$70,520 - \$82,000
General	\$371,823 - \$432,352
<b>Total Estimate</b>	<b>\$3,726,711 - \$4,333,396</b>

## Eastmorland Community Center Building

Conceptual budget estimate for the community center portion of the project.

Substructure	\$82,723 - \$96,190
Shell	\$531,781 - \$618,350
Interiors	\$193,070 - \$224,500
Services	\$628,660 - \$731,000
Sitework + Demolition	\$92,020 - \$107,000
General	\$218,490 - \$254,058
<b>Total Estimate</b>	<b>\$1,746,744 - \$2,031,098</b>



## Conclusion

With a lot of unknowns and plenty of opportunity to refine the investment for the buildings proposed, we feel confident that the proposed program is constructable within the conceived budget. The best opportunity we feel for cost savings will be doing construction concurrently with all three buildings to take advantage of the economies of scale of a larger project.

**QUIT CLAIM DEED**

Document Number

**The Board of Trustees of Lakeview Moravian Community Church** (“Grantor”), hereby quit claim to **Common Grace, LLC, a Wisconsin limited liability company** (“Grantee”), the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, Lake View Place, City of Madison.

Recording Area

Name and Return Address

071009205016

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

However, if the above-described property ceases to be used by an organization affiliated with the Moravian Church, or an organization majority owned by an organization affiliated with the Moravian Church, title to the above-described property shall immediately transfer to the Western District of the Moravian Church in America without further action by the Western District of the Moravian Church in America. The covenants and conditions herein run with the land and are binding on Grantee’s heirs, successors and assigns.

[Signature on next page following]

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

**The Board of Trustees of Lakeview Moravian  
Community Church**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WISCONSIN    )  
                                      ) ss.  
\_\_\_\_\_ COUNTY    )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_,  
2024, the above-named

\_\_\_\_\_

to me known to be the persons who executed the  
foregoing instrument and acknowledged the same.

\_\_\_\_\_

\_\_\_\_\_

(print name)

Notary Public, \_\_\_\_\_ County, State of Wisconsin

My Commission is permanent/expires on \_\_\_\_\_

**This document was drafted by:**

Jack Reed  
Fredrikson & Byron, P.A.  
44 E Mifflin Street #1000  
Madison, WI 53703





**Eastmorland Community Center**  
**Operating Plan**  
**January 2025**

**Prepared for the City of Madison**  
**Community Facilities Loan Program**

## **EXECUTIVE SUMMARY**

The Eastmorland Community Center (ECC) is a developing, 501(c)(3) public charity that was established in 2021 by Common Grace, a church that has been in the Eastmorland neighborhood since 1954. ECC was established when requests by community groups needing affordable space for life-enriching activities kept arising and realization that the building was underutilized by the congregation.

In 2018, there were an average of 225 weekly participants of non-church-related community groups using the building, and only 50-60 people attending Sunday worship and other weekly church activities. In 2020, the congregation voted to create a secular, non-profit, and repurpose the building for better community use under a non-religious organization. The building was rebranded in 2023 as the Eastmorland Community Center to identify the shift in primary purpose of the building and encourage more community accessibility.

The goal for the community center non-profit is to become stable and financially independent to the point of owning the building and remaining on the property long-term to serve the neighborhood.

## **GROWING WITH THE NEIGHBORHOOD**

Our plan is to demolish the current building to make space for a newly constructed 6,800 sq. ft. building on our property, which is anticipated to break ground in Fall 2025. The Common Grace congregation will become another user of the new building and the Eastmorland Community Center will be more differentiated as its own non-profit through planning and implementing programs for the community. Common Grace, LLC is providing use of the building free of charge to ECC. Upon completion, the community center will also take over many of the expenses (utilities, internet, etc.) which the congregation now pays.

The rough estimate for the construction of the new community center building, alone, is \$2.4 million. Furnishings for the multi-use performance / worship / music space, kitchen, food pantry, and offices will be funded by a capital campaign that will begin in February 2025.

## **OUR PURPOSE IS CLEAR**

Safe community space to build relationships with neighbors is vitally important to the social fabric and well-being of all. Public libraries and community centers are some of

the only places where social connections can be made without having to pay fees or purchase anything. According to the U.S. Surgeon General, loneliness is at [epidemic](#) proportions in our country. Per the Surgeon General's report, social isolation increases the risk of premature death by 29 percent. This is equivalent to the impact of smoking 15 cigarettes per day. Loneliness increases the risk of heart disease, stroke and dementia, as well as other serious medical conditions. It's also associated with lower academic performance and decreased productivity at work. And when it comes to older adults, social isolation accounts for an extra \$6.7 billion in Medicare spending each year.

Older adults frequently struggle to remain independent in their homes because family support is not nearby. Engaged and caring neighbors are often a key to this population remaining independent yet not being isolated in their homes. Similarly, young families often need to connect with neighbors in ways that introduces them to resources for parenting, childcare and preschool programs due to the same separation from family support.

When it became clear that redevelopment of the triangle was needed, Common Grace approached the Eastmorland Community Association and the former Alder in 2021 to discuss how we could best serve the neighborhood. Housing was the first need identified.

There are very few rentals in our neighborhood that offer affordability for workforce neighbors ( i.e. those earning 80% level of Average Median Income). Local magazine, "In Business", reports that Madison is ranked [31st for highest rents](#) in the most populous cities in the US, based on the annual Zumper National Rent Report. This "missing middle" housing would allow beginning teachers to afford to live in the neighborhood where they work or service sector staff to live in a neighborhood two blocks from Atwood Ave. bus stops and walking distance to Woodman's East grocery store.

The workforce rental housing will meet a community need; however it will not create a financial drain on Common Grace LLC as the housing rents will cover the debt service on the entire project along with all associated fees and expenses (property management, real estate taxes, current and deferred maintenance, etc.

The combination of these issues – a loneliness epidemic and a housing crisis – along with a situation of an underutilized church property across the street from two schools presented a unique opportunity for reimagination and the potential for greater good in the community.

Dr. Daniel Knoepfmacher, Director of Clinical Psychiatry Residents at Weill Cornell Medical College, New York, [affirms](#) the Surgeon General's report saying, "Technology is

endlessly exciting, but our society will become healthier overall if we can find ways for people to engage more often in the communal human experiences that existed long before the first computer chip was invented."

This is exactly the sort of space that the Eastmorland Community Center is working to create. We all need connection.

## **OUR COMMUNITY CENTER MODEL**

### **Current programs**

Our aim is *not* to create a community center where we staff and run the programs, but to provide space supported by a small staff, where we help neighbors fulfill their programs and create common interest groups that are generative and foster relationships. The community center model that we are implementing invites our neighbors to engage in activities that they lend their gifts and skills to, in order to encourage community connections and relationships.

This model also helps to sustain community relationships that are already established. The community center will support the ongoing relationships that have been built over the years with the local schools – Schenk Elementary and Whitehorse Middle Schools – that are located across the street from the ECC property. Weekly Food Bags for 25% of the Schenk students and a monthly mobile food pantry for Whitehorse and Schenk students are currently coordinated by the community center. Plans to include a food pantry in the new building, geared toward the needs of the schools' families, are already underway.

Other ECC-specific events used to create a sense of community include Tunes on the Triangle, a fundraiser for the school food programs; Guns to Garden Tools; the free Thanksgiving Neighborhood meal; and the Holiday Market/Santa Visit. These have become yearly traditions in the community and provide additional opportunities to get to know our neighbors.

Current building partners are committing to space in the new building for their programs and include:

- Kindling Community Arts
- Ethical Trading Co.
- MMSD Play & Learn
- Scouting
- Band rehearsal space
- Theater groups
- Girls on the Run
- Meditation groups
- 4-H
- Community knitting group

- Diane Falk Piano studio
- Woodwind quintet
- Al-Anon
- Third Space – drop-in community connection space
- Personal Essential Pantry administrative use
- Other groups for individual events
- Neighborhood Meditation Groups (2)

## **Future programs**

After touring and interviewing community centers around Dane County along with redeveloped spaces in Oregon and Texas – we frequently heard that more space is needed, space for needs that we won't even know of until the building is built. As in the past, the ECC will specialize in "space" and not programming. With this in mind, we expect to build multi-function space that can adjust to the size and purpose of other non-profits. For example – a certified community kitchen to help a fruit/jam business get off the ground, space for piano lessons, theater group performances, weddings and receptions, space for a high school debate club or perhaps after-school programming. A community open house in October 2023 helped to identify many needs that we can build off. Plus, we recognize and appreciate that we may not know exactly what future community groups' need for space may be – so it is important to be flexible.

In addition, the ECC expects to be flexible in regard to rental rates for room usage by implementing a sliding scale based upon the economics of other non-profits or ability to pay.

## **Housing as a mission**

Over the last three years, we have talked specifically with our local schools and organizations like Open Door for Refugees and Jewish Social Services to understand who in our community struggles the most to find housing. Our local schools, Schenk Elementary and Whitehorse Middle, have significant portions of their students who have immigrated to the U.S. We have learned that larger families, and very often families who are entering our community with refugee status, have a difficult time finding affordable rental housing with enough bedrooms.

Our rental housing plans include multiple 3-bedroom and 2-bedroom apartments, which are not typical for the overall project size we are planning. Our hope is that with schools across the street, public transportation lines within a block of our property, grocery stores within walking distance and a bike-friendly neighborhood, our rental units will be a home for families that need affordability. We also hope that older adults, still living in their small homes in their neighborhood, might find our affordable housing desirable without having to leave their neighborhood, and can continue to live independently with support services nearby.

## **Being a community without a center**

Because ECC is in the business of offering “space”, we have been talking with our partners about impacts and transition plans. Leases for current tenants will expire in the summer in anticipation of the new building construction starting around August 2025. Our partners are aware of the development plans and are actively working on finding temporary space – this may include private homes, secular and non-secular spaces such as library space or other non-profits. Both Common Grace and the ECC are committed to assisting our partners in finding temporary homes if requested.

ECC-specific programs will continue to happen by relying on our secular and non-secular neighbors and it is our goal to temporarily relocate these programs close to the current site of the community center. We will also offer alternative programming such as guided nature walks or community volunteer events to stay relevant and visible within the neighborhood.

## **Programming summary**

The home page of the ECC website sums up many of these thoughts when it says “The Eastmorland Community Center was founded on a vision of bringing people together for life-giving work. Our mission is to create space for the collaborative life of the neighborhood. We value the arts, education, and social justice work for what it brings to the lives of the residents of Eastmorland and our school community. We strive to support groups and programs engaged in valuable life-affirming work and to be a gathering place for people to come together in community. We value bringing people into the life of the building as a whole so that we build community as we create a hub for the amazing things happening in the Eastmorland Neighborhood.” (source: <https://www.eastmorlandcommunitycenter.org/>).

We firmly believe the ECC goals and mission align with the CFL program summary of “...The Community Facilities Loan (CFL) Program provides low-cost financing to support non-residential development projects undertaken by non-profit organizations in the City of Madison who wish to acquire property or substantially expand, redevelop, improve or rehabilitate the property they currently own or lease. The City's objective is to create or improve safe, accessible, energy efficient and well-maintained community and neighborhood facilities. Community and neighborhood facilities provide a public benefit and serve as focal points in neighborhoods, helping to bring people together, build relationships and strengthen neighborhoods.”

## FUNDING PLAN

### Eastmorland Community Center Five-year Financial Projections

Projected Income and Expenses ( ) indicates footnote					
Income	2026	2027	2028	2029	2030
Congregational contributions	\$58,000	\$58,000	\$58,000	\$67,000	\$67,000
Grants	\$100,000	\$100,000	\$110,000	\$110,000	\$120,000
Community Donations	\$125,000	\$125,000	\$130,000	\$130,000	\$135,000
Room Rentals (1)					
Medium conference room	\$3,600	\$10,800	\$14,400	\$18,000	\$18,000
Small conference room	\$2,880	\$8,640	\$11,520	\$14,400	\$14,400
Co-Working Space (2)					
Office / New Renters	\$6,000	\$9,600	\$10,800	\$10,800	\$11,400
Kitchen Rental (3)					
Food Trucks / Bakery	\$0	\$0	\$5,100	\$15,300	\$25,500
Caterers	\$0	\$0	\$1,600	\$2,000	\$2,400
Event Revenue					
Wedding rental (4)	\$4,000	\$8,000	\$16,000	\$20,000	\$24,000
Performance Venue Rental (5)	\$0	\$3,000	\$5,000	\$7,000	\$9,000
Meal & Meeting Space	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Rent / Ethical Trade	\$6,000	\$11,400	\$11,400	\$11,400	\$11,400
<b>Total Income</b>	<b>\$307,980</b>	<b>\$336,940</b>	<b>\$376,320</b>	<b>\$408,400</b>	<b>\$440,600</b>
Expenses	2026	2027	2028	2029	2030
<b>Staff</b>					
Exec. Co-Directors (1)	\$47,500	\$49,000	\$50,500	\$52,000	\$53,500
Administrative Assistant (2)	\$20,000	\$22,500	\$25,000	\$27,500	\$30,000
Custodial & Maintenance (3)	\$30,000	\$35,000	\$35,000	\$75,000	\$80,000
Music staff	\$13,000	\$13,700	\$14,500	\$15,300	\$16,000
Staff benefits	\$60,000	\$60,000	\$60,000	\$80,000	\$80,000
<b>Fees &amp; Services</b>					
Insurances	\$9,000	\$9,500	\$10,000	\$11,000	\$12,000
Deferred maintenance	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Legal & Construction (Filing Fees only)	\$500				
Accounting	\$1,000	\$2,000	\$3,000	\$5,000	\$7,000
Web Maintenance	\$2,500	\$3,000	\$3,000	\$3,500	\$3,500
Zoom	\$320	\$480	\$480	\$480	\$480
Mail Chimp	\$180	\$250	\$250	\$300	\$300
Program Expenses	\$40,000	\$50,000	\$65,000	\$70,000	\$75,000

Storage	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Utilities, building and office supplies, maintenance, etc.	\$20,000	\$20,000	\$22,000	\$24,000	\$26,000
<b>Total Expenses</b>	<b>\$266,000</b>	<b>\$287,430</b>	<b>\$310,730</b>	<b>\$386,080</b>	<b>\$405,780</b>
<b>Net Income</b>	<b>\$41,980</b>	<b>\$49,510</b>	<b>\$65,590</b>	<b>\$22,320</b>	<b>\$34,820</b>

### Community Center Rental Income Assumptions

(1) Goodman Center's hourly rate to private entities is on average \$18.50/hour or \$148 for 8 hours. ECC rates: medium conference room: \$150 for 8 hours; small conference room rate of \$120 for 8 hours. Number of times rooms are rented per month in years 1 - 5, for full days: 2, 6, 8, 10, 10

(2) Office rental based on local search of small office rentals; market rate \$500 per month. Estimating \$350/month. Year 1 with ETC only.

(3) Assuming buildout of a commercial kitchen happens in 2028. At the time of construction all necessary electrical, HVAC, etc. will be installed. Feed Kitchen charges \$30/hour. ECC rate: \$25/hour. The yearly income for food trucks and bakery rentals is based on the assumptions of approximately 170 rental hours per month and a rental rate of 10% in 2028, 30% in 2029 and 50% in 2030. Caterer rental income is based on a flat fee per event of \$200 with 8 events in 2028; 10 events in 2029 and 12 events in 2030.

(4) Goodman Center's current rate for a wedding venue of up to 140 people is \$3200 and includes a smaller space for storage and bridal party prep. ECC rate \$2000. Number of events in years 1 - 5: 2, 4, 8, 10, 12.

(5) Performance venue rental fees are based off the Wisconsin Union Play Circle Theater rates. \$400 performance, \$300 technical set up and rehearsals, \$150 load in. Number of performances in years 1 - 5: 0, 2, 4, 6, 8.

(6) Common Grace LLC, as the property owner, is providing ECC with programming space as an in-kind donation.

### Staffing Assumptions

(1) 2 half-time staff for a 1 FTE equivalent; Pastor Staci's ECC salary is paid for by Common Grace and is not reflected in this amount

(2) 2026-2030 .5 FTE

(3) 2026-2028 .5 FTE; 2029-2030 1 FTE

### Community Donations and Grant Funding

In 2024 we received grants from a variety of foundations, some of whom are repeat supporters. The following foundations have contributed a total of \$59,048, nearly 6x the amount of grants we received in 2023.



- Common Grace Ministry Endowment Fund
- County of Dane
- Enders Manufacturing Foundation
- Evjue Foundation
- Greener ECA
- Lake Edge Lutheran
- Lake Ridge Bank
- Madison Community Foundation
- MG&E
- Moravian Ministries Foundation
- Wagon Wheels
- Willy St Community Reinvestment Fund

Donations from individuals increased in 2024, largely due to our participation in GivingTuesday for the first time, with a total of 60 donors many of whom were first time givers. We learned a lot in our first year of participating in GivingTuesday and expect an even more successful campaign in 2025. We are also newly set up to accept Donor Advised Funds and have begun to receive contributions.

In-kind donations are valued at \$2,200 in the form of in-kind rent “credits” from Common Grace, laptops for our Third Space program from DaneNet, and food for our school nutrition program from Willy St Co-op. Encouraged by the success of GivingTuesday, we will be looking into participating in the Big Share in the spring.

A board of directors-led fundraising committee will be developing events to build ECC's brand awareness beyond the Eastmorland neighborhood by partnering with Culver's, Ian's and other corporate supporters.

It is our expectation that this upward trend will continue in 2025 for a number of reasons. Our .25 fund development coordinator, Marie Everett, will be expanding her role to .5 FTE in the newly created position of Co-executive Director of Fund Development and Communications. We have already set up a meeting with potential funder, Oscar Rennebohm Foundation for January 2025 and hope to also do so with TruStage who has supported the ECC in the past. Building on donor relationships is an initiative for our 2025 strategic planning.

## **STAFFING AND HOURS OF OPERATION**

Since the inception of the community center, the executive director (ED) has been staffed part-time by Common Grace's pastor, Staci Marrese-Wheeler, and paid for as

an “in-kind” donation by Common Grace, to help the community center develop into an independent and sustainable non-profit through this building project.

In 2025, the ED will be a full-time position, staffed by two individuals - Staci and Marie Everett, who has been with the community center as fund development coordinator since 2023. This approach to the ED position allows the ECC to lean into each individual's respective areas of expertise. Staci as co-executive Director of Programming and Partnerships while Marie will be focused on Fund Development and Communications.

We are bringing together a more diverse skill set to create a scenario where the whole is greater than the sum of its parts. In addition, Staci is the sole pastor at Common Grace, a full time position in and of itself, and the continuity of her leadership is invaluable in both roles. Adding a co-director gives the ECC the time it needs, while allowing Staci to remain in her dual roles. This arrangement will continue into the foreseeable future.

The community center will also hire additional part-time staff nearing the completion of the building to carry out custodial/maintenance and administrative responsibilities. The custodial role will become full-time in 2029 once the community center has establish itself financially.

Proposed hours of operation are Monday - Friday, 8:00 am - 8:00 pm.

## **STAFF AND BOARD MEMBERS**

**Marie Everett** is currently serving the Eastmorland Community Center as Co-executive Director of Fund Development and Communications. She has been a resident of the Eastmorland neighborhood since 1997. Her work in this neighborhood has included involvement at Schenk Elementary as a parent, employee, and committee chair for the Clay Stomp that created the mural near the main entrance. More recently she was a co-owner of El Jardín Infantil preschool from 2016-2024. She holds a B.F.A. from the University of Wisconsin - Madison.

**Staci Marrese-Wheeler** serves as Co-Executive Director for Programming & Partnerships at Eastmorland Community Centers, which she has done since 2021. Staci also serves as Pastor of the Common Grace congregation, which is a partner in the community center building. She has served in that capacity in the Eastmorland neighborhood since 2009. Staci has a professional history of non-profit work in ministry and community non-profits. She served as director of an Interfaith Volunteer Caregiver program from 1996 - 1999 and the Green County United Way from 2000-2003.

**Jason Compton** joined the ECC board in 2023 and currently serves as its secretary. Through his artistic efforts as Producer for Madison Shakespeare Company, he has been involved with ECC's predecessors since 2016. His areas of focus on the ECC board include arts incubation and investments.

**James Ferrett** is Co-Founder of the Ethical Trading Company, a non-profit, fair trade retail business with the purpose of helping to promote living wage job creation and helping to alleviate situations of human trafficking. Ethical Trading Co. is a partner organization that has operated in the Eastmorland Community Center for 3 years. James joined the ECC Board in 2023 and provides valuable perspective as part of a non-profit that is a 'tenant partner' in the building.

**Rev. Breanna Illéné** is the Director of Ecumenical Innovation and Justice Initiatives at the Wisconsin Council of Churches. She has lived in the Eastmorland neighborhood for 10 years and served on the Eastmorland Community Association for 6 years. Her family recently began attending Common Grace (the church that meets at the ECC) after they kept ending up in the building for neighborhood events. She loves spending time outdoors, building community, drinking coffee, reading, and spending time with her 2 kids, spouse, and pitbull.

**Victoria Sutton** works as a Senior Intellectual Property Manager with the Wisconsin Alumni Research Foundation, helping to protect innovations developed at the University of Wisconsin-Madison since 2006. Over the years, her passion for supporting education and the well-being of families has led her to volunteer with various non-profit organizations, including "Adult Role Models in Science" (17 years in various roles, including President of the Advisory Board for 6 years and Leader of the Volunteer Advisory Board for 2 years), the Schenk Elementary School PTO (President, 3 years), MMUSD's Advanced Learning (AL) Task Force, the Smithsonian National Museum of American History (volunteer docent, 1.5 years), the Parent Board for Judo Jujitsu Madison, and serving as a volunteer Handler for the 501st Legion (10 years).



# City of Madison

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

## Master

**File Number: 88429**

**File ID:** 88429

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/22/2025

**File Name:** UKG, Inc. - Non-competitive sole source contract approval

**Final Action:**

**Title:** Authorizing a non-competitive selection contract between the City of Madison and UKG Inc. for the initial 5-year term for the UKG Pro Subscription Services Support and Maintenance and Professional Services Contract to migrate to the cloud.

### Notes:

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

**Effective Date:**

**Attachments:** UKG Non-compete.pdf

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** alythjohan@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Information Technology	05/22/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

### Text of Legislative File 88429

#### Fiscal Note

The proposed resolution authorizes the non-competitive selection contract with UKG Inc. for a 5-year term. The contract includes professional services to migrate the system to the cloud as well as subscription services support and maintenance. Funding for the contract is contingent upon adoption of the 2026 Capital and Operating Budgets. The 2026 Information Technology Capital Budget request includes \$342,000 for the professional services to migrate to the cloud

in 2026 (Enterprise Business Solutions program #12418). The agency has also included \$144,000 in the 2026 cost to continue exercise for the system support and maintenance expense in 2026 (Munis account #17700-54335-00000). The agency will include maintenance and support cost increases in future operating budgets. No City appropriation is required in 2025.

**Title**

Authorizing a non-competitive selection contract between the City of Madison and UKG Inc. for the initial 5-year term for the UKG Pro Subscription Services Support and Maintenance and Professional Services Contract to migrate to the cloud.

**Body**

WHEREAS, UKG, Inc. has been in use since 2004 and is the provider of the City of Madison's enterprise timekeeping and scheduling system supporting several City agencies with complex scheduling, vacation management, and time reporting rules configured in accordance with City payroll rules, labor rules, and labor groups, along with integrations having been built with the City's financial system of Munis; and

WHEREAS, as a next step in the City's ongoing modernization of technology business solutions and with UKG, Inc. announcing the current City of Madison on-premise version going end-of-life in March of 2027, moving to UKG's Software-as-a-Service (SaaS) UKG Subscription platform will provide benefits of reduced hardware and infrastructure maintenance, ensure the City is on the most current releases with less interruption of services, increase system security and improve access to staff working at job sites; and

WHEREAS, as with most software of this nature, the manufacturer, UKG, Inc., is the sole source provider of support, maintenance and professional services of this platform. The first-year maintenance and licensing costs will be at a reduced rate due to not being fully on the SaaS platform until early 2027. The initial term costs are outlined by the year below, with future years at a negotiated cost, with professional services for migrating to the cloud as a one-time cost of \$342,000 :

2026 - \$144,000

2027 - \$252,000

2028 - \$252,000

2029 - \$252,000

2030 - \$252,000

WHEREAS, under sec. 4.26(4)(b), of the Madison General Ordinances if the aggregate amount of the fee for services exceeds \$75,000 and the contract was not subject to a competitive bidding process, the contract shall meet one of the other requirements of sec. 4.26(4)(a) and be approved by the Common Council; and

WHEREAS, the UKG system has been in use since 2004, an RFP will not be issued to renew the software and maintenance because only UKG, Inc. can support and maintain their proprietary software. Therefore, the proposed contract with UKG, Inc. meets the exception to the bidding process in section 4.26(4)(a)2 which states "The service required is available from only one person or firm";

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute the initial 5-year term for the UKG Pro Subscription Services Support and Maintenance contract and professional services to migrate to the cloud with UKG, Inc.; and

BE IT FURTHER RESOLVED, that the Finance Director or designee is authorized to execute system upgrades, module additions and maintenance contracts with UKG, Inc., on a recurring

basis for the useful life of the software pending availability of funds in the budget and in a form approved by the City Attorney.



## 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](mailto:purchasing@cityofmadison.com)  
[cityofmadison.com/finance/purchasing](http://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  
See Notes

Fund  
1400 CAPITAL PROJECT

Major		
543**	Software/Equipment	Maintenance/Repair
546** Consulting/Professional Services		

Agency  
Information Technology

Total Purchase Amount  
\$ 486,000.00

Vendor Name  
UKG

Product/Service Description  
Timekeeping and scheduling enterprise wide software

Exception Criteria  
2. The services or goods required are available from only one person or firm (i.e., true sole source).

Reason For Request  
UKG has let us know that our current on-premise environment will go End-of-Life in 2026. We must migrate to the cloud platform to continue to use this service. UKG is the sole provider of this software and the services to stand up the Cloud environment.

There will be no requisition entered for 2025. The contract must be signed at the end of June, in order to secure the pricing UKG has given us. The professional services and subscription will begin in Jan/Feb of 2026. This is also when payments for this project will begin, at which point we will enter a requisition to support this.

Requestor

October 15, 2024

Page 2

Lythjohan, Amanda

#### Comments

The City of Madison has paid UKG Inc a total of \$1,616,170 since 2015. Of that amount, \$1,598,627 was non-competitively selected, and \$17,543 was made up of small purchases each under the threshold requiring competitive selection.





# City of Madison

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

## Master

**File Number: 88454**

**File ID:** 88454

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/23/2025

**File Name:** Authorizing the Mayor and City Clerk to execute a Purchase of Services contract with Reed Hilderbrand LLC Landscape Architecture for consultant services for the completion of a comprehensive master plan for Olbrich Botanical Gardens, 3330 Atwood Ave. (Dis

**Final Action:**

**Title:** Authorizing the Mayor and City Clerk to execute a Purchase of Services contract with Reed Hilderbrand LLC Landscape Architecture for consultant services for the completion of a comprehensive master plan for Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15)

### Notes:

**Sponsors:** Sabrina V. Madison, Derek Field, Yannette Figueroa  
Cole And Dina Nina Martinez-Rutherford

**Effective Date:**

### Attachments:

**Author:** Tanya Zastrow

**Enactment Number:**

**Entered by:** nmiller@cityofmadison.com

**Hearing Date:**

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	05/23/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

## Text of Legislative File 88454

### Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter a contract for Purchase of Services (Design Professional) with the Reed Hilderbrand LLC Landscape Architecture team for professional services to complete a comprehensive master plan for Olbrich Botanical Gardens. The contract shall not exceed \$250,000. Funding for this project is authorized in the 2025 Parks Division's Adopted Capital Budget in the Olbrich Botanical Gardens Improvements Program (Munis #14708). Private funds were secured from Olbrich Botanical Society to fund the comprehensive master plan. No additional appropriation is required.

**Title**

Authorizing the Mayor and City Clerk to execute a Purchase of Services contract with Reed Hilderbrand LLC Landscape Architecture for consultant services for the completion of a comprehensive master plan for Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15)

**Body**

WHEREAS, the Olbrich Botanical Gardens is operated through a public/private partnership by the City of Madison and Olbrich Botanical Society under a cooperative agreement (Legislative File ID#44551, RES-16-00783); and,

WHEREAS, in 2024, the Olbrich Botanical Society Board of Directors approved \$250,000 for the purpose of completing a comprehensive master plan for Olbrich Botanical Gardens; and,

WHEREAS, in 2024, Olbrich Botanical Society requested that the City of Madison accept private funding from OBS for the completion of a comprehensive master plan for the Gardens; and

WHEREAS, the Parks Division's 2025 Adopted Capital Budget authorizes funding for the comprehensive master plan update; and,

WHEREAS, the City issued a Request for Qualifications for professional consultant team submissions to complete the Olbrich Botanical Gardens comprehensive master plan; and

WHEREAS Reed Hilderbrand LLC Landscape Architecture of Boston, MA, has been selected through the "Request for Qualifications" process and "Final Interview" process, and is the final selected candidate in accordance with MGO Section 4.26 of Madison General Ordinances; and,

WHEREAS the proposed contract agreement includes compensation for complete landscape architecture, architectural, engagement and engineering design services and construction administration services shall not exceed \$250,000; and

NOW, THEREFORE BE IT RESOLVED that the Common Council hereby authorize the Mayor and City Clerk to enter into a contract for Purchase of Services (Landscape Architect) in a form to be approved by the City Attorney, with Reed Hilderbrand LLC Landscape Architecture to provide professional landscape architecture, architecture, engineering, design services and construction administration services for the Olbrich Botanical Gardens Comprehensive Master Plan.



# City of Madison

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

## Master

**File Number: 88495**

**File ID:** 88495

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/28/2025

**File Name:**

**Final Action:**

**Title:** Authorizing the Mayor and City Clerk to enter into a one (1) year, competitively selected service contract with the option for one (1) additional one (1) year term with Galls, LLC for the uniform management program for Fire and Police.

**Notes:**

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

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** mquieto@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	05/28/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

## Text of Legislative File 88495

### Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a competitively selected one year service contract with an additional one year option with Galls, LLC for the uniform management program for Fire and Police in an amount not to exceed \$600,000 per year. Funding for uniform expense is included in the respective agency operating budgets, an annual appropriation subject each year to Common Council approval. No additional

appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter into a one (1) year, competitively selected service contract with the option for one (1) additional one (1) year term with Galls, LLC for the uniform management program for Fire and Police.

Body

WHEREAS, the Fire and Police departments requires a uniform management program; and

WHEREAS, Galls, LLC ("Galls") offers a uniform management program that will satisfy the needs of the Fire and Police departments and the union contracts that specify what items should be; and

WHEREAS, Galls was selected through a competitively-bid process by Sourcewell, a government purchasing cooperative organized under Minnesota law, and this satisfies the City's competitive selection requirements; and

WHEREAS, the City has negotiated pricing per item, benefitting from the Sourcewell contract, and estimated to be not more than \$600,000 per year; and

WHEREAS, under MGO 4.26, service contracts of more than one year that average more than \$100,000 per year in cost require Common Council approval and signature by the Mayor and City Clerk and this will be a one year contract with the option to extend for a second year that exceeds \$100,000 per year;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign a contract with Galls, LLC for the purposes and at the price described above, for a term of one (1) year with the option for one (1) additional one (1) year extension.

BE IT FURTHER RESOLVED that the Finance Director or designee is authorized to sign the optional one year contract extension subject to appropriation in that year's budget.



# City of Madison

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

## Master

**File Number: 88501**

**File ID:** 88501

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 05/28/2025

**File Name:** Amend GI Clinic Resolution

**Final Action:**

**Title:** Amending Resolution 11-00919 regarding a TIF Loan to GI Clinic, LLC to authorize the execution of a PILOT Agreement. (District 19)

**Notes:** GiClinicPilotAmend

Introduced by title only 6/3/2025

**Sponsors:** John P. Guequierre

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Matthew Robles

**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	05/28/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	FINANCE COMMITTEE		06/09/2025	
	<b>Action Text:</b> This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

## Text of Legislative File 88501

### Fiscal Note

The proposed resolution authorizes an agreement for Payment in Lieu of Taxes (PILOT) for the University Row Clinic development in the event the property becomes tax exempt. This resolution is an amendment to Council Adopted RES-11-00919 (File ID 24230), which authorized an \$1,372,000 Tax Incremental Finance Loan to GI Clinic, LLC, which has been repaid. No additional City appropriation is required for this amendment.

**Title**

Amending Resolution 11-00919 regarding a TIF Loan to GI Clinic, LLC to authorize the execution of a PILOT Agreement. (District 19)

**Body**

WHEREAS, pursuant to Council approved RES-11-00919 (File 24230), as amended by RES-12-0752 (File 27556), GI Clinic, LLC (the "Developer") and the City entered into the Tax Increment Financing Loan Agreement dated February 5, 2013 and recorded with the Office of the Register of Deeds of Dane County, Wisconsin on February 6, 2013 as Document No. 4958402 (the "TIF Loan Agreement") wherein the City agreed to provide a loan of \$1,372,000 to the Developer (the "TIF Loan").

WHEREAS, the TIF Loan Agreement pertains to property located at 750 University Row and further described in Exhibit A to the TIF Loan Agreement (the "Property").

WHEREAS, the Developer's obligations under the TIF Loan Agreement are secured by a Mortgage encumbering the Property and granted by the Developer to the City, dated February 5, 2013, and recorded with the Office of the Register of Deeds of Dane County, Wisconsin on February 6, 2013, as Document No. 4958403 (the "TIF Mortgage").

WHEREAS, the Developer will be conducting further development of the Property, which will involve subjecting the Property to a condominium form of ownership and constructing new improvements on the portion of the Property identified in the TIF Loan Agreement as Parcel B, which is currently used as a surface parking lot.

WHEREAS, Section 6 of the TIF Loan Agreement requires the Developer, prior to sale or transfer of Parcel B of the Property, to execute a note, mortgage, and payment in lieu of taxes (PILOT) agreement to secure the City's right to collect PILOT payments in the event Parcel B becomes tax exempt prior to September 6, 2038. Section 7 of the TIF Loan Agreement provides that, if due, the amount of the PILOT payment shall equal the amount of the property tax last levied as of the date of conveyance and shall be paid through 2038.

WHEREAS, to allow the Developer proceed with the additional development of the Property, the City will need to execute a partial release of its existing TIF Mortgage releasing Parcel B.

NOW THEREFORE BE IT RESOLVED, that the Common Council authorizes the Mayor and Clerk to execute an agreement for a Payment in Lieu of Taxes (PILOT) regarding Parcel B of the Property. The PILOT Agreement shall provide that if the subject property becomes tax exempt, PILOT payments shall be due to the City in an amount equal to the property tax last levied as of the date of conveyance and shall be paid through 2038.

BE IT FURTHER RESOLVED, the Mayor and Clerk are authorized to execute and record other documents related to the transaction and development described herein including a partial release of the TIF Mortgage, any necessary documents related to easements on the Property, and consent by City as mortgagee to the condominium documents.

BE IT FINALLY RESOLVED, the Mayor and Clerk are authorized to execute and record documents, and take further actions necessary to carry out the purpose of this resolution in a form to be approved by the City Attorney.



# City of Madison

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

## Master

**File Number: 88383**

**File ID:** 88383

**File Type:** Ordinance

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** LANDMARKS  
COMMISSION

**File Created Date :** 05/19/2025

**File Name:** Landmarks Package

**Final Action:**

**Title:** Amending Sections of Chapter 41 and associated references in Chapters 1, 28, and 31 of the Madison General Ordinances related to historic landmark buildings to update definitions and amend guidelines.

**Notes:** 6959LandmarksPackage

**Sponsors:** John W. Duncan

**Effective Date:**

**Attachments:** 88383 Body, Link to File 88167 - Discussion of  
Proposed Historic Preservation Ordinance Text  
Amendment, 88383 - STAFF MEMO 6-16-25

**Enactment Number:**

**Author:** Kate Smith

**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	05/19/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Landmarks Commission (6/16/25), Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Referred	LANDMARKS COMMISSION			
	<b>Action Text:</b> This Ordinance was Referred to the LANDMARKS COMMISSION						

## Text of Legislative File 88383

### Fiscal Note

No City appropriation required.

### Title

Amending Sections of Chapter 41 and associated references in Chapters 1, 28, and 31 of the Madison General Ordinances related to historic landmark buildings to update definitions and amend guidelines.

### Body

**DRAFTER'S ANALYSIS:** This ordinance makes amendments to the following:

Computation of Time: Currently the ordinance specifies ten(10) days public notice for projects that require public noticing. But there is a separate provision on how to count those days that

specifies not including weekends and holidays. This has led to fluctuating timelines for public notice, making it difficult for the public and staff to predict the correct deadlines. Shifting to counting all days rather than excluding some from the calculation and then making the public noticing fourteen (14) days will achieve the intent of the original provision while also making it more predictable for all users.

“Appropriate”: The word “appropriate” has a challenging history in urban planning and often represented a race-based exclusionary agenda. The text amendment would substitute Certificate of Approval to replace Certificate of Appropriateness (“CoA”). The CoA process is about meeting the design standards of approval and not a more subjective sense of appropriateness. It also clarifies what the document actually is. The CoA is not a declaration that a building is appropriate, but that the work is approved and construction can proceed. Certificate of Appropriateness is also referenced in Chapters 1, 28, and 31.

Size of Accessory Structures and Additions: The ordinance originally included a requirement that additions and accessory structures over one hundred (100) square feet needed a CoA, which aligned with the requirements for accessory structures that needed architect or engineer stamped plans for building permits. That size for the building permitting process has increased to one hundred and fifty (150) square feet. In order to provide consistency with City processes and reviews, we are proposing to amend our language from one hundred (100) to one hundred and fifty (150) square feet.

Alterations on the Sides of Buildings: For project reviews, staff expects to see changes, including additions on the sides and rear of a building. Currently the language for alterations specifies that changes be limited to only areas not visible from the developed public right-of-way, but additions would be allowed in these locations. Borrowing from the language used for introducing skylights, the alterations on the sides of buildings would allow for modifications of window openings on sides, stepped back twelve (12) feet from the front edge of the building.

Indigenous Materials and Craftsmanship: When the ordinance was first written fifty (50) years ago, the definition for vernacular frequently used the word “indigenous” when talking about incorporating locally-sourced natural materials into a building’s construction. Word usage has changed with time and a more accurate and clear word choice would be to call it “local materials.” This differentiates between the work of indigenous peoples, such as the Ho-Chunk, and the work of later residents in Madison. For example, historic mounds are constructed of indigenous materials by indigenous craftspeople. A Madison sandstone house is constructed with local materials, likely by a local craftspeople.

“Master”: Replacing the term “master” for accomplished builders, designers, or architects to “of note” to better communicate the ordinance’s intention to celebrate the art of accomplished craftspeople.

\*\*\*\*\*

**Please see Legistar File No. 88383 Body in Attachments.**



DRAFTER'S ANALYSIS: This ordinance makes amendments to the following:

Computation of Time: Currently the ordinance specifies ten(10) days public notice for projects that require public noticing. But there is a separate provision on how to count those days that specifies not including weekends and holidays. This has led to fluctuating timelines for public notice, making it difficult for the public and staff to predict the correct deadlines. Shifting to counting all days rather than excluding some from the calculation and then making the public noticing fourteen (14) days will achieve the intent of the original provision while also making it more predictable for all users.

"Appropriate": The word "appropriate" has a challenging history in urban planning and often represented a race-based exclusionary agenda. The text amendment would substitute Certificate of Approval to replace Certificate of Appropriateness ("CoA"). The CoA process is about meeting the design standards of approval and not a more subjective sense of appropriateness. It also clarifies what the document actually is. The CoA is not a declaration that a building is appropriate, but that the work is approved and construction can proceed. Certificate of Appropriateness is also referenced in Chapters 1, 28, and 31.

Size of Accessory Structures and Additions: The ordinance originally included a requirement that additions and accessory structures over one hundred (100) square feet needed a CoA, which aligned with the requirements for accessory structures that needed architect or engineer stamped plans for building permits. That size for the building permitting process has increased to one hundred and fifty (150) square feet. In order to provide consistency with City processes and reviews, we are proposing to amend our language from one hundred (100) to one hundred and fifty (150) square feet.

Alterations on the Sides of Buildings: For project reviews, staff expects to see changes, including additions on the sides and rear of a building. Currently the language for alterations specifies that changes be limited to only areas not visible from the developed public right-of-way, but additions would be allowed in these locations. Borrowing from the language used for introducing skylights, the alterations on the sides of buildings would allow for modifications of window openings on sides, stepped back twelve (12) feet from the front edge of the building.

Indigenous Materials and Craftsmanship: When the ordinance was first written fifty (50) years ago, the definition for vernacular frequently used the word "indigenous" when talking about incorporating locally-sourced natural materials into a building's construction. Word usage has changed with time and a more accurate and clear word choice would be to call it "local materials." This differentiates between the work of indigenous peoples, such as the Ho-Chunk, and the work of later residents in Madison. For example, historic mounds are constructed of indigenous materials by indigenous craftspeople. A Madison sandstone house is constructed with local materials, likely by a local craftsperson.

"Master": Replacing the term "master" for accomplished builders, designers, or architects to "of note" to better communicate the ordinance's intention to celebrate the art of accomplished craftspeople.

\*\*\*\*\*

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

1. Section 41.02 entitled "Definitions" of the Madison General Ordinances is amended by amending therein the following:

"Certificate of Appropriateness Approval" means an official form issued by the Preservation Planner stating that the proposed work on a designated historic resource in a historic district is in accord with the requirements of this ordinance and that (1) the proposed work may be completed as specified in the certificate; and (2) that the Building Inspector may issue any permits needed to do the work specified in the certificate."

~~“Master means an architect or designer of recognized greatness who is responsible for a body of published work or structures that are notable for their quality, innovation, or level of proficiency within their craft.”~~

2. Subsection (1) entitled “Computing Time Periods” of Section 41.03 entitled “General Administrative Provisions” of the Madison General Ordinances is amended as follows:

“(1) Computing Time Periods. In computing any period of time prescribed by this ordinance, the day of the act or event from which the designated period of time begins shall not be included. The last day of the period so computed shall be included. ~~When the period of time prescribed or allowed is less than eleven (11) days, Saturdays, Sundays and holidays shall be excluded from the computation.~~”

3. Subsection (2) entitled “Hearing Notices, General” of Section 41.06 entitled “Public Hearings and Hearing Notices” of the Madison General Ordinances is amended as follows:

- (2) Hearing Notices, General. Notice of the time, place and purpose of the hearing shall be given by a Class 2 Notice in the official City newspaper or as otherwise allowed under Wis. Stat. § 985.07, for all of the following:
- (a) Any hearing on the proposed designation of a landmark under Sec. 41.07 or the proposed rescission of a landmark designation under Sec. 41.08.
  - (b) Any hearing on a proposed ~~certificate of appropriateness~~ Certificate of Approval under Subchapter F.
  - (c) Any hearing on a proposed variance under Sec. 41.19.
  - (d) Any hearing on the proposed creation or amendment of a historic district under Subchapter D.
  - (e) Any hearing on a Notice of Demolition by Neglect under Sec. 41.15.

4. Subsection (3) entitled “Additional Notice; When Required” of Section 41.06 entitled “Public Hearings and Hearing Notices” of the Madison General Ordinances is amended as follows:

- (3) Additional Notice; When Required. In addition to notice provided under sub. (2) above, the Commission shall in the following cases mail additional notice to the following persons at least ~~ten (10)~~ fourteen (14) days prior to the hearing date:
- (a) If the hearing pertains to a specific site or structure:
    - 1. Each owner of record of the lot on which that site or structure is located.
    - 2. Each owner of record of each lot located within two hundred (200) feet, measured according to Sec. 41.03(5) of any lot on which the site or structure is wholly or partially located.
  - (b) If the hearing pertains to the creation or amendment of a historic district:
    - 1. All owners of record of lots located wholly or in part within the historic district.

2. The alder of each district in which any part of the historic district is located.
- (c) If the hearing pertains to a proposed ~~certificate of appropriateness~~ Certificate of Approval or variance, to the alder in whose district the affected site or structure is located.”

5. Subsection (2) entitled “Standards” of Section 41.07 entitled “Designating Landmarks” of the Madison General Ordinances is amended as follows:

- “(2) Standards. A site, improvement, or site with improvements may be designated as a landmark if the proposed landmark meets any of the following:
- (a) It is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.
  - (b) It is associated with the lives of important persons or with important event(s) in national, state or local history.
  - (c) It has important archaeological or anthropological significance.
  - (d) It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of ~~indigenous~~ local materials or craftsmanship.
  - (e) It is representative of the work of a ~~master~~ builder, designer or architect of note.”

6. Subsection (5) entitled “Landmarks Commission Action” of Section 41.07 entitled “Designating Landmarks” of the Madison General Ordinances is amended as follows:

- “(5) Landmarks Commission Action. After the Landmarks Commission holds a public hearing and completes its review under sub. (4), the Commission shall report to the Common Council a recommendation supporting or opposing the proposed landmark designation. The Commission may recommend landmark designation subject to terms and conditions that are consistent with this chapter. The Commission shall send a notice of the recommendation to each owner of record of each lot on which the proposed landmark is located at least ~~ten (10)~~ fourteen (14) days before any meeting at which the Common Council may act on the Commission's recommendation.”

7. Subsection (5) entitled “Landmarks Commission Action” of Section 41.08 entitled “Rescinding a Landmark Designation” of the Madison General Ordinances is amended as follows:

- “(5) Landmarks Commission Action. After holding a public hearing and completing its review under sub. (4) above, the Landmarks Commission shall determine whether the requested rescission meets applicable standards under sub. (3) above. The Commission shall report its finding, along with reasons for it, to the Common Council. The Commission shall send written notice of its findings to each owner of record of each lot on which the landmark is located at least ~~ten (10)~~ fourteen (14) days before any meeting at which the Common Council may act on the Commission's findings.”

8. Section 41.09 entitled “Altering or Demolishing Landmarks” of the Madison General Ordinances is amended as follows:

**“41.09 - ALTERING OR DEMOLISHING LANDMARKS.**

- (1) ~~When Required.~~ No person may do any of the following without a ~~certificate of appropriateness~~ Certificate of Approval issued under Subchapter F:
- (a) Add a new structure to a landmark or landmark site.
  - (b) Materially alter a landmark or the exterior of a landmark.
  - (c) Demolish or relocate a landmark or any part of a landmark.
  - (d) Install a sign on the exterior of a landmark or on a landmark site.
  - (e) Divide any lot comprising all or part of a landmark site, or voluntarily grant any easement on that lot if doing so may impair the preservation, maintenance, exterior appearance or historic character of the landmark or landmark site.
- (2) ~~Exception.~~ A ~~certificate of appropriateness~~ Certificate of Approval is not required at Forest Hill Cemetery to:
- (a) Add a new gravesite, memorial or landscape feature to the cemetery;
  - (b) Alter, demolish, remove or relocate any existing structure, object, or landscape feature that is less than fifty (50) years old at the time of alteration, demolition, removal, or relocation; or
  - (c) Conduct routine day-to-day operations and maintenance of the cemetery.”

9. Subsection (2) entitled “Criteria” of Section 41.10 entitled “Creating and Amending Historic Districts” of the Madison General Ordinances is amended as follows:

- “(2) Criteria. A historic district shall be of particular historic, architectural, or cultural significance to the City of Madison, as indicated by at least one of the following criteria:
- (a) The district is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.
  - (b) The district is associated with the lives of important persons, and/or with important events in national, state or local history.
  - (c) The district encompasses an area of particular archaeological or anthropological significance.
  - (d) The district embodies the distinguishing characteristics of an architectural type inherently valuable for its representation of a period, style, or method of construction, or of ~~indigenous~~ local materials or craftsmanship.
  - (e) The district is representative of the work of a ~~master~~ builder, designer or architect of note.”

10. Subdivision (a) entitled “Criteria for Creation of Mansion Hill Historic District” of Subsection (2) entitled “Mansion Hill Historic District” of Section 41.11 entitled “Historic District Ordinance Requirements” of the Madison General Ordinances is amended as follows:

- “(a) Criteria for Creation of Mansion Hill Historic District. In that the Mansion Hill Historic District reflects a pattern in the broad social history of Madison, the State and the Nation, and in that elements within the District meet the other three designation criteria, namely that many of the structures in the District:

1. Are identified with historic personages or with important events in national, state or local history;
2. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of ~~indigenous~~ local materials or craftsmanship;
3. Are representative of the notable work of a ~~master~~ builder, designer or architect of note whose individual genius influences their age;

The area described by the map and legal description shall be designated a historic district."

11. Subdivision (a) entitled "Criteria for Creation of the University Heights Historic District" of Subsection (4) entitled "University Heights Historic District" of Section 41.11 entitled "Historic District Ordinance Requirements" of the Madison General Ordinances is amended as follows:

"(a) Criteria for the Creation of the University Heights Historic District. In that the University Heights Historic District reflects a pattern in the broad social history of Madison and in the state and the nation and in that elements within the district meet the other three designation criteria in Sec. 41.10(2) of this chapter, namely that many of the structures in the district:

1. Are identified with historic personages or with important events in national, state, or local history;
2. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of local or craftsmanship; and,
3. Are representative of the notable work of a ~~master~~ builder, designer, or architect of note whose individual genius influenced their age,

The area described by the map and legal description shall be designated a historic district."

12. Section 41.12 entitled "Constructing, Altering, or Demolishing Structures in Historic Districts" of the Madison General Ordinances is amended as follows:

**"41.12 CONSTRUCTING, ALTERING, OR DEMOLISHING STRUCTURES IN HISTORIC DISTRICTS.**

No person may do any of the following in a historic district without a ~~certificate of appropriateness~~ Certificate of Approval issued under Subchapter F:

- (1) Construct a new structure.
- (2) Materially alter the exterior of an existing structure.
- (3) Demolish or relocate an existing structure.
- (4) Install a sign.
- (5) Divide any lot, consolidate any lot, or voluntarily grant any easement on any lot if doing so may distract from the historic character of the district."

13. Subdivision (b) of Subsection (4) entitled “Appeal of Landmarks Commission Finding” of Section 41.15 entitled “Demolition by Neglect” of the Madison General Ordinances is amended as follows:

- “(b) An appeal under sub. (a) shall be filed with the City Clerk within ~~ten (10)~~ fourteen (14) days after the Landmarks Commission makes its finding. The appeal shall include the name and address of each petitioner, and shall specify the grounds for appeal. The City Clerk shall forward the petition to the Common Council.”

14. Subchapter 41F entitled “Certificates of Appropriateness—Projects on Landmarks, Landmark Sites and in Historic Districts” of the Madison General Ordinances is amended as follows:

**“SUBCHAPTER 41F: CERTIFICATES OF APPROPRIATENESS APPROVAL—PROJECTS ON LANDMARKS, LANDMARK SITES AND IN HISTORIC DISTRICTS**

**41.16 CERTIFICATE OF APPROPRIATENESS APPROVAL REQUIRED.**

A ~~certificate of appropriateness~~ Certificate of Approval is required for all of the actions identified under Secs. 41.09 and 41.12.

**41.17 OBTAINING A CERTIFICATE OF APPROPRIATENESS APPROVAL.**

- (1) Application. A property owner may apply for a ~~certificate of appropriateness~~ Certificate of Approval for a proposed action under Sec. 41.16 related to that owner's property. The property owner shall file the application on a form approved by the Landmarks Commission. The property owner shall file the application with the City Planning Division, to the attention of the Preservation Planner. Every application shall include at least the following information unless otherwise indicated by the Preservation Planner:
- (a) Completed Application document.
  - (b) Narrative Description of the project.
  - (c) Architectural drawings, which may include:
    - 1. Scalable drawing set reduced to 11" x 17".
    - 2. Floor plans.
    - 3. Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features.
    - 4. Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof.
    - 5. Plan views of above- and below-grade levels and roof.
    - 6. For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
  - (d) Any other information requested by the Preservation Planner to convey the aspects of the project.
  - (e) Signature of the property owner.
- (2) Review for Completeness. The Preservation Planner shall review each application under sub. (1) for completeness. When the Preservation Planner finds that an application is complete, the Preservation Planner shall stamp the application with the date of the completeness finding. The Preservation Planner shall promptly forward each complete

application to the Landmarks Commission unless, under Sec. 41.17(4), the Commission has authorized the Preservation Planner to administratively grant or deny the application.

- (3) Public Hearing: When Required. The Commission shall issue a notice under Sec. 41.06 and hold a public hearing on a complete application if the application proposes any of the following:
  - (a) Demolition or removal of all or part of a landmark.
  - (b) Demolition or removal of a structure in a historic district.
  - (c) Construction of a new principal structure in a historic district or on a landmark site.
  - (d) Construction of an accessory structure with a footprint larger than ~~one hundred (100)~~ one hundred and fifty (150) square feet, not including decks and open porches, in a historic district or on a landmark site.
  - (e) Land divisions and combinations.
  - (f) Exterior alteration of a structure in a historic district or to a landmarked structure that increases the footprint of the structure more than ~~one hundred (100)~~ one hundred and fifty (150) square feet, not including decks and open porches.
- (4) Administrative Approval. The Landmarks Commission may authorize the Preservation Planner to act on an application for ~~certificate of appropriateness~~ Certificate of Approval on projects that do not require a public hearing, provided that the Commission shall first adopt written policies establishing which projects can be administratively approved by the Preservation Planner, and that the Preservation Planner follows the Commission's written policies when granting or denying applications under this provision.
- (5) Granting or Denying an Application. Within sixty (60) days of a completeness finding under Sec. 41.17(2), the Preservation Planner or Landmarks Commission shall, based upon the applicable standards in Sec. 41.18, approve, approve with conditions, or deny the application for ~~certificate of appropriateness~~ Certificate of Approval. Failure to approve or deny an application within sixty (60) days of a completeness finding shall be deemed a denial of the application, effective on the last day of the determination period. The determination period may be extended an additional sixty (60) days with the applicant's written agreement.
- (6) Issuance of a Certificate of Appropriateness Approval. Upon approval of an application, the Preservation Planner shall issue a ~~certificate of appropriateness~~ Certificate of Approval to the property owner.
- (7) Expiration of a Certificate of Appropriateness Approval. A ~~certificate of appropriateness~~ Certificate of Approval shall expire two (2) years from the date of issuance unless a building permit is obtained within such period.
- (8) Meeting Conditions of Approval. Upon conditional approval of a project by the Landmarks Commission, the applicant shall have one (1) year to meet the conditions of approval in order to secure the Certificate of ~~Appropriateness~~ Approval.
- (9) Administrative Extension of Approval. Where the plans still meet the conditions of approval from the Landmarks Commission and the Certificate of ~~Appropriateness~~ Approval has expired, the Preservation Planner may, after consultation with the Alderperson of the District, approve an extension of up to twelve (12) months from the expiration date.

#### **41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS APPROVAL.**

A ~~certificate of appropriateness~~ Certificate of Approval shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a ~~certificate of appropriateness~~ Certificate of Approval for exterior alteration or construction only if:
  - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
  - (d) In the case of any exterior alteration or construction for which a ~~certificate of appropriateness~~ Certificate of Approval is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
- (2) Demolition or Removal. In determining whether to approve a ~~certificate of appropriateness~~ Certificate of Approval for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
  - (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
  - (b) Whether a landmark's designation has been rescinded.
  - (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
  - (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
  - (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
  - (f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
  - (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a ~~certificate of appropriateness~~ Certificate of Approval for demolition or removal.
  - (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.



Prior to approving a ~~certificate of appropriateness~~ Certificate of Approval for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

- (3) Signs. The Commission shall approve a ~~certificate of appropriateness~~ Certificate of Approval for signs if it finds that the following are true:
  - (a) Signs are located within the façade areas set aside for signs as part of the façade design or are integrated and compatible with the structure where the façade areas have not been set aside for signs;
  - (b) New signs shall be consistent with the traditional signage pattern locations on a structure or a property, and shall feature materials and style of illumination typical of the period of significance for the property or district;
  - (c) Signs shall comply with Chapter 31, MGO;
  - (d) Signs shall comply with specific standards and guidelines adopted for historic districts under this ordinance.
- (4) Land Divisions and Combinations. The commission shall approve a ~~certificate of appropriateness~~ Certificate of Approval for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

#### **41.19 VARIANCES.**

- (1) General. A property owner who applies for a ~~certificate of appropriateness~~ Certificate of Approval under Subchapter F may request a variance from one or more standards under Sec. 41.18. The Landmarks Commission may vary one or more standards under Sec. 41.18 for any of the following reasons:
  - (a) Economic hardship under sub. (4) below.
  - (b) Historic design under sub. (5) below.
  - (c) Alternative design under sub. (6) below.
  - (d) Projects which are necessary for the public interest under sub. (7) below.
- (2) Variance Request. A property owner shall make a variance request under sub. (1) above on a form approved by the Landmarks Commission. The request shall include:
  - (a) The name and address of the property owner.
  - (b) The location of the property to which the request pertains.
  - (c) The ~~certificate of appropriateness~~ Certificate of Approval application under Sec. 41.17 to which the variance request pertains.
  - (d) The type of variance requested under sub. (1).
  - (e) The specific standard or standards under Sec. 41.18 from which the owner requests a variance.
  - (f) The circumstances and supporting evidence that justify the requested variance.
  - (g) Any other materials requested by the Preservation Planner or Landmarks Commission.
- (3) Hearing, Decision, and Appeal.
  - (a) The Landmarks Commission shall hold a public hearing on each variance request under sub. (1). The Commission shall give notice of the hearing as provided in Sec. 41.06. The Commission may combine the hearing with a hearing on the proposed ~~certificate of appropriateness~~ Certificate of Approval to

which the variance request pertains, provided that the hearing notice identifies both items.

- (b) After it holds a public hearing on a variance request, the Commission shall grant or deny the request.
  - (c) The Commission's decision under par. (b) may be appealed to the Common Council, as provided under Sec. 41.20.
- (4) Economic Hardship Variance. The Landmarks Commission may grant a variance from a standard under Sec. 41.18 if all of the following apply:
- (a) Strict literal application of the standard would deny the property owner a reasonable rate of return on investment, or would impose upon the property owner an unreasonable and unnecessary financial hardship.
  - (b) The circumstances justifying the variance are unique to the property in question, and,
    - 1. Were not caused by the owner's failure to maintain the property as required by this chapter; and
    - 2. Does not apply to a substantial portion of the historic district or historic resources within two hundred (200) feet of the subject property; and
    - 3. Will not alter the historic character of the historic district or historic resources within two hundred (200) feet of the subject property.
  - (c) The property owner documents the circumstances justifying the variance. The Landmarks Commission may publish evidentiary guidelines to assist property owners, and to ensure the Commission receives adequate documentation for variances granted under this subsection. Required documentation includes:
    - 1. Property purchase costs;
    - 2. Rental income;
    - 3. Real estate listings, disclosure statements, asking prices, and purchase offers;
    - 4. Tax assessments and real estate listing for comparable properties;
    - 5. Improvements made, and improvement costs incurred, during ownership;
    - 6. Routine maintenance costs incurred during ownership;
    - 7. Costs to comply with the standard from which a variance is requested;
    - 8. Other documentation reasonably requested by the Landmarks Commission.
- (5) Historic Design Variance. The Landmarks Commission may grant a variance allowing, as part of the alteration of an existing structure, elements otherwise prohibited under Sec. 41.18 if all of the following apply:
- (a) The property owner provides photographic or other evidence to show that other local structures, of similar age and style, incorporated similar elements as part of the original design.
  - (b) The proposed alteration complies with all other applicable standards under Sec. 41.18.
  - (c) The alteration will not destroy significant architectural features on the building.
- (6) Alternative Design Variance. The Landmarks Commission may grant a variance allowing, in a new or altered structure, elements that are otherwise prohibited under Sec. 41.18 if all of the following apply:
- (a) The elements will enhance the quality of the design.

- (b) The design complies with all other applicable standards under Sec. 41.18.
  - (c) The design does not allow material deviations from historic district standards and guidelines that would undermine the character or purpose of the historic district.
  - (d) The design will have a beneficial effect on the historic character of the area within two hundred (200) feet of the subject property.
- (7) **Public Interest Variance.** The Landmarks Commission may grant a variance allowing the construction of a new structure, or the alteration, demolition or removal of an existing structure, which would otherwise be prohibited under Sec. 41.18, if the Commission finds that a variance is necessary in the public interest. A variance is necessary in the public interest if the Commission finds all of the following:
- (a) The proposed building, object, site or structure provides unique, high priority benefits to the general public.
  - (b) The benefits to the general public under sub. (7)(a) above substantially outweigh the strong public interest in preserving historic resources expressed in this chapter.
  - (c) There are no reasonable alternatives to granting a variance that would allow the proposed project to occur in the city and satisfy the standards of this chapter.

#### **41.20 APPEAL TO COMMON COUNCIL.**

- (1) The applicant, the alder of the district in which the subject property is located, or the owners of twenty percent (20%) of the number of parcels of property within two hundred (200) feet of the subject property may appeal to the Common Council the decision of the Landmarks Commission to approve or deny a ~~certificate of appropriateness~~ Certificate of Approval or variance request.
- (2) The appellant(s) shall file a petition of appeal with the City Clerk within ~~ten (10)~~ fourteen (14) days of the Landmarks Commission's final decision. The petition shall indicate the identity and address of the petitioners and the specific grounds for appeal.
- (3) Once a petition is filed, the City Clerk shall forward the petition to the Common Council. The Common Council shall set the appeal for a public hearing.
- (4) After a public hearing, the Common Council may, by favorable vote of a majority of its members, reverse or modify the decision of the Landmarks Commission with or without conditions, or refer the matter back to the Commission with or without instructions, if it finds that the Commission's decision is contrary to the applicable standards under Secs. 41.18, 41.19, or any district-specific standards contained in Subchapter G.

#### **41.21 PENALTIES FOR FAILURE TO OBTAIN CERTIFICATE OF APPROPRIATENESS APPROVAL.**

- (1) **Permits.** The Building Inspector shall not issue a permit allowing alteration, construction, demolition, removal, or for any other action for which a ~~certificate of appropriateness~~ Certificate of Approval is required unless the certificate has been approved by the Commission and issued by the Preservation Planner or designee.
- (2) **Prohibition.** No owner, operator, or person in charge of a landmark, landmark site or structure within an historic district shall cause or permit any painting of signs, alteration, construction, demolition or removal for which a ~~certificate of appropriateness~~ Certificate of Approval is required unless such Certificate has been approved by the Commission.
- (3) **Penalty for Work Done Without, or in Violation of, a Certificate of Appropriateness Approval.** In addition to any other penalty provided in this chapter, the Landmarks Commission, may order the removal or modification of any alteration, construction or other work that was performed without a required ~~certificate of appropriateness~~ Certificate of Approval, or that was not performed in compliance with the conditions of a

lawfully issued ~~certificate of appropriateness~~ Certificate of Approval, when such work does not meet the applicable standards for a certificate under Subchapter F of this ordinance. Alternatively, the Commission may order renovation to make such work comply with those standards.”

15. Subsection (1) of Section 41.22 entitled “Spectrum of Review” of the Madison General Ordinances is amended as follows:

“(1) Property owners should conduct Maintenance activities in compliance with the historic district Standards for Maintenance. When a project only involves Maintenance work, it does not require a Certificate of ~~Appropriateness~~ Approval.”

16. Subdivision (a) of Subsection (1) entitled “General” of Section 41.24 entitled “Standards for Repairs” of the Madison General Ordinances is amended as follows:

“(a) This section provides standards for building or site repair when the scope of a project exceeds normal on-going maintenance and a limited amount of repair of any exterior element is necessary. Work beyond the level described below, as determined by the Preservation Planner, shall be considered an alteration and be governed by the Standards for Alterations section (Sec. 41.25).”

17. Subdivision (b) entitled “Materials and Features” of Subdivision (1) entitled “General” of Section 41.25 entitled “Standards for Alterations” of the Madison General Ordinances is amended as follows:

“(b) Materials and Features

1. Alterations shall be in keeping with the original design and character of the building or site.
2. The removal of historic features on elevations visible from the developed public right-of-way is prohibited.
3. The introduction of conjectural architectural features without historic precedent on the building or site is prohibited.”

18. Subdivision (a) entitled “Openings” of Subsection (5) entitled “Windows and Doors” of Section 41.25 entitled “Standards for Alterations” of the Madison General Ordinances is amended as follows:

“(a) Openings.

1. A limited number of openings in walls above the foundation not visible from the developed public right-of-way or stepped back twelve (12) feet from the front edge of the building may be filled in a manner that retains the original opening pattern and size, and is similar in design, scale, architectural appearance, and other visual qualities of the surrounding wall.

2. New window or door openings may be added to elevations not visible from the developed public right-of-way or stepped back twelve (12) feet from the front edge of the building.
3. The new openings and the windows or doors in them shall be compatible with the overall design of the building.”

19. Subdivision (b) entitled “Balconies and Decks” of Subsection (6) entitled “Entrances, Porches, Balconies and Decks” of Section 41.26 entitled “Standards for Additions” of the Madison General Ordinances is amended as follows:

(b) Balconies and Decks.

1. Rear yard decks shall be constructed so that they are not visible from the developed public right-of-way to which the building is oriented.
2. Spaces beneath decks and stairs visible from the developed public right-of-way shall be screened.
3. All parts of the deck or balcony, except the flooring and steps, shall be painted or opaquely stained.
4. Projecting, partially projecting, and inset balconies are prohibited on elevations ~~visible from~~ facing the developed public right-of-way. Balconies that are not on elevations facing the developed public right-of-way shall be minimally visible when there is not precedent on historic resources in the district.

20. Subdivision (b) entitled “Balconies and Decks” of Subsection (6) entitled “Entrances, Porches, Balconies and Decks” of Section 41.27 entitled “Standards for New Structures” of the Madison General Ordinances is amended as follows:

(b) Balconies and Decks.

1. Projecting, partially projecting/inset, and inset balconies are prohibited on elevations ~~visible from~~ facing the developed public right-of-way, unless there is precedent on the historic resources in the district. Balconies that are not on elevations facing the developed public right-of-way shall be minimally visible when there is not precedent on historic resources in the district.

21. Subdivision (c) of Subsection (7) entitled “Review for Historic Value” of Section 28.185 entitled “Approval of Demolition (Razing, Wrecking) and Removal” of the Madison General Ordinances is amended as follows:

- “(c) Nothing in this subsection eliminates the requirement in MGO Secs. 41.09(1)(c) and 41.12(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of ~~Appropriateness~~ Approval.”

22. Paragraph 2 of Subdivision (c) entitled “Standards of Approval” of Subsection (9) entitled “Plan Commission Approval” of Section 28.185 entitled “Approval of Demolition (Razing, Wrecking) and Removal” of the Madison General Ordinances is amended as follows:

“2. The applicant has received a Certificate of ~~Appropriateness~~ Approval from the Landmarks Commission under MGO Secs. 41.09(1)(c) and 41.12(3), if applicable.”

23. Subsection (1) entitled “Historic Districts and Landmarks” of Section 31.13 entitled “Districts of Special Control for Purposes of Signs” of the Madison General Ordinances is amended as follows:

“(1) Historic Districts and Landmarks. The requirements of this Chapter shall apply to all signs to be displayed in an historic district, on a landmark, or a landmark site, as defined in Sec. 41.02, MGO. In addition, all applications for a sign permit in an historic district, on a landmark, or a landmark site shall be reviewed and approved by the Landmarks Commission pursuant to applicable procedures in the Historic Preservation Ordinance, Chapter 41, MGO, including Sec. 41.18(3) regarding a ~~certificate of appropriateness~~ Certificate of Approval for signs. In the event of a conflict between this section and Chapter 41, the more strict provision shall apply.”

24. 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:

<u>“Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Failure to maintain.	41.14	\$250, 1st \$500, 2nd \$1,000, 3rd & subs.
Failure to obtain Certificate of <del>Appropriateness</del> <u>Approval</u> .	41.21	\$250, 1st \$500, 2nd \$1,000, 3rd & subs.”



## PLANNING DIVISION STAFF REPORT

June 16, 2025

PREPARED FOR THE LANDMARKS COMMISSION

**Project Name & Address:** Amending Sections of Chapter 41 and associated references in Chapters 1, 28, and 31 of the Madison General Ordinances related to historic landmark buildings to update definitions and amend guidelines

**Legistar File ID #** [88383](#)

**Prepared By:** Heather Bailey, Preservation Planner

**Date Prepared:** June 10, 2025

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### Background

Building off of the discussion at the June 13, 2024, Landmarks Commission policy meeting about the [National Alliance of Preservation Commissions Messaging Guide for Local Preservation Programs](#), staff began reviewing our ordinance to evaluate ways to make our process more accessible to the public. In addition to the guidance from NAPC, staff did a review of the rest of the ordinance to find places where we could be more clear and to make sure we were aligning our ordinance with other City processes. The Landmarks Commission reviewed the draft text amendment at their May 5, 2025, policy meeting and made recommendations to staff to proceed with the text amendments.

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### Topics Addressed in the Text Amendments

#### **Certificate of Appropriateness to Certificate of Approval**

Staff agrees with the guide's recommendation to change the language from "Certificate of Appropriateness" to "Certificate of Approval." Changing that language will require the text amendment to also change references elsewhere in the Madison General Ordinances to make sure the language is consistent throughout.

#### **Indigenous Materials and Craftsmanship**

Language in the ordinance referring to indigenous materials comes from the original historic preservation ordinance and the intent was to address locally-sourced materials. However, our word usage has changed in the past 50 years and applying that term when we intend to describe vernacular architecture and designs using local building materials creates confusion. Historic mounds are constructed of indigenous materials by indigenous craftspeople. A Madison-sandstone house is constructed with local materials.

#### **"Master"**

The term master has a long history with a variety of connotations, many of them problematic. Staff recommends removing the definition of "Master" and replacing this term with "of note" in any of the descriptions where this term appears in the ordinance. While "master" is a professional term in some trades, it is not a standardized term used in the current architecture or engineering professions.

#### **Computation of Time**

During the first phase of the Landmarks Ordinance Review Committee's process to update the Historic Preservation Ordinance, the public asked for more time to learn about public hearing items. Other Planning bodies (Plan Commission, Urban Design Commission) use a 10-day public notification period for mailing notices. The Historic Preservation Ordinance specified 10 days as well, but excluded weekends and holidays from the time calculation in a special "computation of time" section found elsewhere in the ordinance. This adds in extra time, but it also makes it difficult for the public to know exactly how long before meeting notices will go out and it is complicated for staff to administer. If we intend to have a full 14 days of notification, then we should remove the more complicated approach to computing time and just make it 14 days. This will still provide more notification time than the other Planning bodies.

### **Size of Accessory Structures and Additions**

When we first specified a size threshold for new enclosed square footage that needed a public hearing, we set it at 100 square feet because that was what triggered the need for a building permit at the time. The size threshold for a building permit has increased to 150 square feet. The Landmarks Commission Policy Manual specifies that the Preservation Planner can approve small structures, like garden sheds, and this adjusted threshold would align with that while also making us consistent with Building Permit review processes while also aligning with the Landmarks Commission Policy Manual.

### **Historic District Standards**

Now that the Historic District Standards have been in place for 3 years, we've been able to see how they work and places where we need more clarity. There are a few areas where we are recommending some changes in wording to make the standard easier to understand. The more substantial change is to allow more flexibility for changes on the sides of a building when those changes are significantly stepped back away from the front edge of the building. We allow additions to these areas on a building, so allowing for compatible alterations in these areas would align with that approach.





# City of Madison

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

## Master

**File Number: 83477**

**File ID:** 83477

**File Type:** Ordinance

**Status:** Report of Officer

**Version:** 2

**Reference:**

**Controlling Body:** Attorney's Office

**File Created Date :** 05/14/2024

**File Name:** Old Sauk Road Rezone

**Final Action:**

**Title:** SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

**Notes:** 6868OldSaukRZ  
MAYOR APPROVAL DATE: 06/24/2024

**Sponsors:** Planning Division

**Effective Date:** 06/29/2024

**Attachments:** Old Sauk Road Rezoning Decision and Order.pdf, OCA Memo Old Sauk Road Remand\_June 11 2025.pdf, L24-1685 CAO CommonCouncilMeeting 6.18.24 mmc240618\_1.pdf, Staff Comments\_06-10-24\_Highlighted.pdf, 6610-6706 Old Sauk Road, Public Comment 05-30-24, Public Comments June 2024.pdf, Link to Demo File 82950, Link to Cond Use File 82972, Link to CSM File 82979, 83477 Version 1, Public Comments 06-10-24 POST 3PM.pdf, Final Comments to Common Council - June 18 2024 2.pdf, Comments on the 20240610 PC Meeting.pdf, 061424-061824\_CC\_public\_comments.pdf, 061824\_CC\_public\_comments.pdf, 062424\_CC\_public\_comments.pdf, 062524-070124\_CC\_public\_comments.pdf, Public Comment 07-05-24.pdf, 070924-071624\_CC\_public\_comments.pdf, Disposition Letter

**Enactment Number:** ORD-24-00043

**Author:** Kate Smith

**Hearing Date:**

**Entered by:** mglaeser@cityofmadison.com

**Published Date:** 06/28/2024

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/14/2024	Referred for Introduction				
<b>Action Text:</b>		This Ordinance was Referred for Introduction					
<b>Notes:</b>		Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)					

1	COMMON COUNCIL	05/21/2024	Referred for Public Hearing	PLAN COMMISSION	06/10/2024	
	<b>Action Text:</b> This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
2	PLAN COMMISSION	06/10/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING			Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	<b>Notes:</b> On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.					
	In recommending approval of the zoning map amendment, members of the Plan Commission stated that they found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan, citing that the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre and in up to four-story buildings in the Low Medium Residential (LMR) category are met at this site. In particular, members cited that it was "very unique" for there to be a nearly four-acre site in this area, which allows the proposed building to have significant setbacks and a lower height, and for the massing of the proposed building to be broken into smaller sections. The fencing of the site and the approximately 37 unit per acre density of the building were also noted as contributing to the finding of consistency. It was further noted that there are other multi-family developments of a similar scale nearby, that there are no significant natural features present that would prevent the development from proceeding, and that the stormwater planning for the site so far is "above and beyond" and will continue to be reviewed by the City at a detailed level as the project proceeds. Regarding proximity to services, members also noted the frequency of transit service and access to parks and schools, as well as access to retail in the larger area at Hilldale and near the Beltline.					
2	COMMON COUNCIL	06/18/2024	Refer	COMMON COUNCIL	06/18/2024	Fail
	<b>Action Text:</b> A motion was made by Harrington-McKinney, seconded by Wehelie, to Refer to the 7/2 meeting of the COMMON COUNCIL with instruction to staff to convene a meeting with relevant parties to review storm water issues. The motion failed by the following vote:					
	Ayes:	4	Nasra Wehelie; Bill Tishler; Amani Latimer Burrisand Barbara Harrington-McKinney			
	Noes:	15	John W. Duncan; Juliana R. Bennett; Derek Field; Michael E. Verveer; Regina M. Vidaver; Marsha A. Rummel; MGR Govindarajan; Nikki Conklin; Yannette Figueroa Cole; Isadore Knox Jr.; Dina Nina Martinez-Rutherford; Jael Currie; Sabrina V. Madison; Charles Myadzeand John P. Guequierre			
	Excused:	1	Tag Evers			
	Non Voting:	1	Satya V. Rhodes-Conway			
2	COMMON COUNCIL	06/18/2024	Adopt and Close the Public Hearing			Pass
	<b>Action Text:</b> A motion was made by Figueroa Cole, seconded by Duncan, to Adopt and Close the Public Hearing. The motion passed by the following vote:					
	There were 91 registrants in support and 64 registrants in opposition.					
	Ayes:	15	Derek Field; Michael E. Verveer; Regina M. Vidaver; Marsha A. Rummel; Nasra Wehelie; MGR Govindarajan; Nikki Conklin; Yannette Figueroa Cole; Amani Latimer Burris; Dina Nina Martinez-Rutherford; Jael Currie; Sabrina V. Madison; John P. Guequierre; John W. Duncanand Juliana R. Bennett			
	Noes:	4	Bill Tishler; Isadore Knox Jr.; Charles Myadzeand Barbara Harrington-McKinney			
	Excused:	1	Tag Evers			
	Non Voting:	1	Satya V. Rhodes-Conway			

**Text of Legislative File 83477****Fiscal Note**

No City appropriation required.

**Title**

SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) to allow development of site with a three-story, 138-unit apartment building.

\*\*\*\*\*

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

1. Map Amendment 00672 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00672. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Consistent Urban 2) District.

A parcel of land located in the West Half of the SE 1/4 of the SW 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter Corner of said Section 13; thence along the South Line of the SW 1/4 of said Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 659.65 Feet to the Southeast Corner of the West Half of the SE 1/4 of the SW 1/4 of said Section 13, also being the Point of Beginning; thence continuing along the South Line of said SW 1/4 of Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 553.00 Feet to the southerly extension of the east line of Woodland Hills subdivision; thence along the extension of and the east line of said Woodland Hills, North 01 Degrees 07 Minutes 31 Seconds East, 396.38 Feet to the northeast corner of Lot 13 of said Woodland Hills, also being a point on the southerly line of First Addition To Woodland Hills subdivision; thence along said southerly line of First Addition To Woodland Hills, South 85 Degrees 24 Minutes 29 Seconds East, 107.70 Feet; thence continuing along said southerly line, South 70 Degrees 22 Minutes 01 Seconds East, 350.01 feet; thence continuing along said southerly line of First Addition To Woodland Hills, South 89 Degrees 34 Minutes 11 Seconds East, 113.87 Feet to the East Line Of The West Half of the SE 1/4 of the SW 1/4 of Section 13, also being the southeast corner of said First Addition To Woodland Hills, and also being a point on the west line of the plat of Saukborough; thence along said west line of Saukborough, and the East Line of said West Half, South 01 Degrees 11 Minutes 30 Seconds West, 273.44 feet to the Point of Beginning. Said described parcel contains 183,145 square feet or 4.20 acres, including land in Old Sauk Road."

**EDITOR'S NOTES:**

**TITLE:** Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent Urban 2) District. (District 19)

**DRAFTER'S ANALYSIS:** This ordinance amendment rezones property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban

Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent Urban 2) to allow development of site with a three-story, 138-unit apartment building.

**FILED**  
**06-03-2025**  
**CIRCUIT COURT**  
**DANE COUNTY, WI**  
**2024CV002103**

**BY THE COURT:**

**DATE SIGNED: June 3, 2025**

Electronically signed by Rhonda L. Lanford  
Circuit Court Judge

THIS IS A FINAL ORDER FOR THE PURPOSE OF APPEAL.

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 16

DANE COUNTY

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JEFFREY L. WESTERN, et al.,

Plaintiffs,

v.

Case No. 2024-CV-2103

CITY OF MADISON,

Defendant.

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**DECISION AND ORDER  
REMANDING THIS MATTER TO THE CITY OF MADISON**

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**INTRODUCTION**

Jeffrey Western, Kathy Western, Paul Umbeck, and Mary Umbeck (together, “Western”) seek certiorari review of a zoning decision of the City of Madison (“the City”) that, effectively, authorized construction of high-density residential building in a low-density neighborhood.

The Court remands that decision for further proceedings because Western meets his burden to show the City proceeded on an incorrect theory of law when it failed to consider the factors required by the City of Madison Comprehensive Plan. The City’s failure to do so was unlawful because every Wisconsin city and village must make zoning decisions “consistent with that local

governmental unit’s comprehensive plan.” Wis. Stat. § 66.1001(3)(k).

As a result, the Court concludes the City’s June 18, 2024, decision to approve an application to rezone the properties located at 6610 and 6706 Old Sauk Road proceeded on an incorrect theory of law. That decision must be set aside and this matter is remanded to the City of Madison Common Council for further proceedings consistent with this decision.

## **I. BACKGROUND**

On April 4, 2024, Stone House Development filed an application with the City to rezone two properties at 6610 and 6706 Old Sauk Road to allow construction of a 138-unit apartment building. R. 559-66. Specifically, the rezoning petition asked the City to change those addresses from the “suburban residential,” or “SR,” zone to “traditional residential-urban 2,” or “TR-U2,” zone. According to its application, Stone House’s planned apartment building will have a density of 36.6 dwelling units per acre. R. 574. This figure—the number of dwelling units per acre—is the lynchpin in the parties’ disagreement about whether the rezoning unlawfully conflicts with the general rules contained in the City’s comprehensive plan.

At this point, before any further explanation of Stone House’s application and the City’s decision, it is helpful to take a moment to summarize the legal framework underpinning zoning decisions and city planning. Every Wisconsin city must create a comprehensive plan. Wis. Stat. § 66.1001. A plan must contain basic information about how the city will function, including the “overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit ....” Wis. Stat. § 66.1001(2)(a). Relevant here, plans must also contain specific information about housing, § 66.1001(2)(b), transportation, § 66.1001(2)(c), natural resources, § 66.1001(2)(e). These plans are not a hollow instrument—whenever a city changes its zoning ordinances, then it must do so “consistent with

that local governmental unit’s comprehensive plan.” Wis. Stat. § 66.1001(3)(k); *see also* MGO § 28.003 (The City’s ordinances echo this requirement).<sup>1</sup>

The City’s plan designates 6610 and 6706 Old Sauk Road—the proposed development area—as “LMR,” or “Low-Medium Residential.” R. 568. The LMR designation means that, ordinarily, the City should limit housing density to “small multifamily buildings” up to 30.0 dwelling units per acre. R. 571. The plan also says the 30.0 dwelling units per acre limit can be exceeded, up to a limit of 70.0 units per acre, but only under special circumstances: the plan allows extra dwelling units only after consideration of factors like: (1) “relationships between proposed buildings and their surroundings ...,” (2) “natural features,” and (3) “access to urban services, transit, arterial streets, parks and amenities.” R. 572-73. In this way, the comprehensive plan reflects the City’s policy choice to sometimes authorize dense housing in LMR zones, but only after the City has contemplated how the dense housing will fit into the neighborhood, especially with regard to natural features and access to infrastructure.

The City can effectuate the policy choices expressed in its plan by amending or enacting zoning ordinances. *See generally* MGO ch. 28 (the City’s procedures for re-zoning). Here, as noted, Stone House asked the City to re-zone two properties from the “SR”, or “suburban residential” zone to the TR-U2, or “traditional residential-urban 2” zone. Although kind of zone could potentially exist inside of the plan’s LMR area, re-zoning was necessary here because Stone House’s proposed 138-unit apartment building would, of course, house multiple families. Multi-

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<sup>1</sup> Although neither party has asked, the Court takes notice of the City of Madison’s General Ordinances. Wis. Stat. §§ 902.01(3) (“A judge or court may take judicial notice, whether requested or not.”) and 902.03(1) (“The courts of this state ... shall take judicial notice of ... municipal ordinances in those counties in which the particular court has jurisdiction ....”). A copy of the relevant ordinance chapter is online at [https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28AINPR\\_28.002INPU](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28AINPR_28.002INPU) (visited May 1, 2025).

family dwellings are forbidden within the SR zone but are permitted by the TR-U2 zone. MGO § 28.032.

To summarize, cities must make zoning decisions consistent with their plan. Wis. Stat. § 66.1001(3)(k). The City's plan contains a list of factors to consider when increasing the density of dwelling units in an LMR area. R. 571. So, in considering whether to grant Stone House's application for re-zoning within the LMR area, the City had to consider that list of factors.

With these basic rules for city planning in hand, the Court returns to Stone House's application process. On June 10, 2024, the City's plan commission held a public meeting to discuss Stone House's application to re-zone property. *See* MGO § 28.182 (requiring the plan commission to submit recommendations to the City). Several residents testified that the high-density project would not fit into the neighborhood, among other reasons, because the large footprint caused by the proposed development could worsen flooding in the area. To illustrate with a few examples, Jeffrey Western told the commission: "A major concern is flooding of our home and property. We have a double sump pump that runs when we significantly have rains [sic] ... What we are experience [sic] is water flowing underground, hydrostatic pressure from the proposed development." R. 460-61. John Norman, another local resident with an apparent background in soil science, testified that Stone House's proposed changes to stormwater runoff were "experimental and must be built and tested before the rest of the project started." R. 466. Norman asked the commission to "defer action on this zoning change ... until the above issues [scientific analysis of the soil] can be adequately addressed." R. 467. Even Stone House's stormwater engineer acknowledged that the area was "sensitive to storm water." R. 453.

Near the end of the hearing, Plan Commissioner Solheim spoke at length concerning the requirement "that zoning map amendments must be consistent with our comprehensive plan." R.



491. Commissioner Solheim meticulously analyzed why she believed this particular zoning amendment satisfied the requirements in the comprehensive plan, then moved to forward the re-zoning amendment to the City's common council for approval. R. 490. The motion passed by unanimous vote. R. 493.<sup>2</sup>

Eight days after the plan commission meeting, on June 18, 2024, the City of Madison Common Council<sup>3</sup> took up the commission's recommendation. R. 537 et seq. The council began with a discussion of stormwater concerns but did not get very far, probably because the council's attorney advised them "the storm water drainage issue is not relevant ...." R. 541. Notably, the council did not discuss whether these kinds of stormwater concerns were the kind of "natural feature" contemplated by the city's plan. Later during the hearing, Kevin Firchow—a city planner, not a member of the council—brought up the topic of Stone House's dwelling unit density. R. 542-43. The council immediately redirected the discussion and appears to have been uninterested in Firchow's attempt to bring up the factors set forth in the plan. R. 544-45. Ultimately, the council never discussed the Plan Commission's analysis of the factors set forth in the comprehensive plan and never independently engaged in its own analysis of the plan's factors, either. The council nevertheless approved the re-zoning proposal with a vote of 15-4. R. 558.

On July 12, 2024, Western filed a summons and complaint alleging the City's zoning decision was unlawful. Dkt. 2.<sup>4</sup> On October 17, 2024, the Court signed a joint proposed scheduling

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<sup>2</sup> Commissioner Solheim also moved to grant a conditional use permit for that re-zoned property. R. 491-2. Western does not challenge the City's decision on the conditional use permit, so the Court discusses it no further.

<sup>3</sup> This decision interchangeably refers to the City and its common council because, by ordinance, the City empowers the council to make decisions about zoning amendments. MGO § 28.182(1).

<sup>4</sup> Western labelled his papers as a "summons" and a "petition." The filing of a summons and petition is not one of the ways to commence a civil action in Wisconsin. *State ex rel. Kurtzweil v. Sawyer Cnty.*, 2023 WI App 43, ¶23, 409 Wis. 2d 77, 995 N.W.2d 286. The City appears to have ignored Western's labels, construed the documents as a summons and a complaint, and then filed an answer. Dkt. 6. The Court also construes Western's papers as a summons

order that required the City to file the record of its decision by November 27, 2024. Dkt. 9. The City then filed part of the record, dkt. 10, and Western supplemented the record on December 26, 2024, dkt. 11. Nobody objected to this supplementary procedure and, in any event, the parties do not dispute any of the basic facts of record.<sup>5</sup>

## II. LEGAL STANDARD

A final decision of any political subdivision “may be reviewed only by an action for certiorari as provided under this section.” Wis. Stat. § 781.10(2)(a). “Certiorari is a mechanism by which a court may test the validity of a decision ....” *Ottman v. Town of Primrose*, 2011 WI 18, ¶34, 332 Wis. 2d 3, 796 N.W.2d 411. A certiorari court “reviews the record compiled ... and does not take any additional evidence on the merits of the decision.” *Id.*, ¶35 (citing *State ex rel. Brookside Poultry Farms, Inc. v. Jefferson Cnty. Bd. of Adjustment*, 131 Wis. 2d 101, 119, 388 N.W.2d 593 (1986)). Certiorari review is limited to four questions:

- (1) whether the [decisionmaker] kept within its jurisdiction; (2) whether it proceeded on a correct theory of law; (3) whether its action was arbitrary, oppressive, or unreasonable and represented its will and not its judgment; and (4) whether the evidence was such that it might reasonably make the order or determination in question.

*Id.* (citations omitted). In undertaking certiorari review, “Wisconsin courts have repeatedly stated that ... there is a presumption of correctness and validity to a municipality’s decision.” *Id.*, ¶48 (collecting cases). As a result, “the petitioner bears the burden to overcome the presumption of correctness.” *Id.*, ¶50.

Not all erroneous decisions must be reversed. Instead, “[a]fter review, a certiorari court has

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and complaint.

<sup>5</sup> *But see* Wis. Stat. §§ 781.10(2)(d)2. (“The court may supplement the record on review only upon motion of a party for good cause.”) and 781.10(2)(d)4. (“The court shall decide the action under this paragraph upon the return made by the political subdivision ....”).

three options—affirm, reverse, or remand for further proceedings consistent with the court's decision.” *Hartland Sportsmen’s Club, Inc. v. City of Delafield*, 2020 WI App 44, ¶12, 393 Wis. 2d 496, 947 N.W.2d 214. Remand, rather than reversal, “is appropriate where (1) the defect in the proceedings is one that can be cured, but (2) supplementation of the record *by the government decision maker* with new evidence or to assert new grounds is not permitted.” *Id.*, ¶14 (emphasis in original).

### III. DISCUSSION

#### A. Western has standing because he anticipates a direct injury—flooding to his home—as a result of the City’s re-zoning decision.

Before turning to Western’s arguments for why the City’s decision was unlawful, the Court must first determine whether Western has standing. The City argues Western does not have standing “pursuant to Wis. Stat. § 781.10(2) ....” City Resp. Br., dkt. 13:4. The City interprets that section to require a plaintiff demonstrate “actual damages or will imminently sustain actual damages that are personal ... and distinct from damages that impact the public generally.” *Id.* at 5.

The City appears to argue that § 781.10(2) creates a new test for standing. However, the City does not explain why that new test would depart in some way from Wisconsin’s common law test for standing. This would have been important for understanding the standing requirements under § 781.10(2) because “[i]t is axiomatic that a statute does not abrogate a rule of common law unless the abrogation is clearly expressed ....” *Fuchsgruber v. Custom Accessories, Inc.*, 2001 WI 81, ¶25, 244 Wis. 2d 758, 628 N.W.2d 833.

For present purposes, it is enough to say that nothing in § 781.10(2) clearly expresses the legislature’s intent to abrogate Wisconsin’s common law standing doctrine. On the contrary, the

statute essentially mirrors the common law standard.<sup>6</sup> Under that standard, the Wisconsin Supreme Court has determined standing by asking three questions:

- (1) whether the party whose standing is challenged has a personal interest in the controversy (sometimes referred to in the case law as a “personal stake” in the controversy);
- (2) whether the interest of the party whose standing is challenged will be injured, that is, adversely affected; and
- (3) whether judicial policy calls for protecting the interest of the party whose standing is challenged

*Foley-Ciccantelli v. Bishop’s Grove Condo. Ass’n*, 2011 WI 36, ¶40, 333 Wis. 2d 402, 797 N.W.2d 789 (notes omitted); *see Lujan v. Defenders of Wildlife*, 504 U.S. 555, 559 (1992) (federal courts apply a similar test).<sup>7</sup> Simply put, “the essence of the determination of standing is ... a personal interest in the controversy.” *Id.*, ¶5.

To show Western has no personal interest in the rezoning of a nearby lot, the City begins with the proposition that zoning amendments cannot cause direct injuries because zoning amendments are legislation. City Resp. Br., dkt. 13:6. The City contends other acts must follow

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<sup>6</sup> There is perhaps one difference between standing as traditionally understood in Wisconsin and standing as described in § 781.10(2). Our supreme court has sometimes said “standing in Wisconsin is not a matter of jurisdiction, but of sound judicial policy.” *McConkey v. Van Hollen*, 2010 WI 57, ¶15, 326 Wis. 2d 1, 783 N.W.2d 855. Judicial policy is not mentioned in the text of § 781.10. Nobody develops an argument about standing based on judicial policy.

<sup>7</sup> Justice Scalia explains federal courts’ three part test as follows:

First, the plaintiff must have suffered an “injury in fact”—an invasion of a legally protected interest which is (a) concrete and particularized, and (b) actual or imminent, not conjectural or hypothetical,

Second, there must be a causal connection between the injury and the conduct complained of—the injury has to be fairly traceable to the challenged action of the defendant, and not the result of the independent action of some third party not before the court.

Third, it must be likely, as opposed to merely speculative, that the injury will be redressed by a favorable decision.

*Lujan*, 504 U.S. at 560-61 (formatting supplied, internal citations, quotations, alterations, and ellipses omitted); *accord FEC v. Cruz*, 596 U.S. \_\_\_, 142 S. Ct. 1638, 1646 (2022).

that legislation for Western to suffer injury, including for example, the City must also grant a permit before Stone House can construct its planned building. *Id.* This may all be true. But the problem with the City’s argument is that nobody disputes what effect this particular legislation will have—re-zoning is the first step in the chain of events that, according to Western, ends in a flooded basement. Western points to evidence to prove that chain of events is not speculation but an anticipated harm that follows from the re-zoning.

The City next relies on *St. Croix Scenic Coalition v. Vill. of Osceola*, 2024 WI App 73, 414 Wis. 2d 549, 15 N.W.3d 917. There, some plaintiffs challenged a proposed development based on a “‘belie[f]’ that the proposed development will decrease their property values if completed, and many expressed concerns that the project will negatively impact their enjoyment of their properties.” *Id.*, ¶22. Another plaintiff offered “speculative concerns that a ‘potential landslide’ could occur.” *Id.*, ¶27. The City compares these two groups of plaintiffs in *St. Croix Scenic Coalition* to Western and concludes, as best the Court can tell, that Western lacks standing for the same reasons.

The Court disagrees. Our supreme court “has frequently held that the law of standing in Wisconsin should not be construed narrowly or restrictively.” *Fox v. DHSS*, 112 Wis. 2d 514, 524, 334 N.W.2d 532 (1983). To prove his standing, all Western had to do was show a “trifling interest.” *Id.* Western is not like the speculating plaintiffs in *St. Croix Scenic Coalition* because he points to facts in the record that show he anticipates a personal injury as a result of the zoning decision he challenges. Specifically, Western says his house will be more likely to flood with stormwater as a result of Stone House’s decision to turn a mostly-grass-covered property into a mostly-concrete property. Other courts have found standing under analogous circumstances. For example, in *Vill. of Elk Grove Vill. v. Evans*, a group of neighbors had standing to challenge the proposed

construction of a large radio tower because they:

[S]ubmitted an affidavit which explains that Elk Grove is flood-prone ... and that the construction of the radio tower, by plopping down a huge slab of concrete near the creek and thus limiting the creek's drainage area, will increase the risk of flooding.

997 F.2d 328, 332 (7<sup>th</sup> Cir. 1993). The same is true here—Western has pointed to evidence in the record that his home “is flood-prone” and that “plopping down a huge slab of concrete ... will increase the risk of flooding” and, so, Western has standing.

**B. The City proceeded on an incorrect theory of law by failing to consider the factors in its comprehensive plan.**

**1. The record shows the City did not consider its plan.**

To show the City's decision should be reversed, Western primarily relies on the transcript of a meeting of the common council. Western contends that transcript proves the City did not meaningfully discuss any of the factors the City required itself to consider in its comprehensive plan. In other words, the transcript shows the council did not meaningfully discuss the relationship between the proposed building and its surrounding area, did not meaningfully discuss nearby natural features, and did not discuss access to urban infrastructure like streets and parks. Western thus concludes the City proceeded on an incorrect theory of law when it approved Stone House's re-zoning application, despite never engaging in the kind of discussion required by § 66.1001(3)(k) and the comprehensive plan.

The City does not dispute that it was required to consider its plan or that its plan required it consider a certain set of factors. City Resp. Br., dkt. 13:11. Indeed, the City agrees it was required to:

[C]onsider the relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to

urban services, transit, arterial streets, parks and amenities to determine if the context is appropriate for increased residential density.

*Id.* (citing R. 571). The City's sole argument is that it did consider these factors during its June 18, 2024, council meeting and, to show this, the City focuses on three statements made by various City officers.

First, the City points to comments made during the plan commission and/or by the plan commission's staff. *Id.* at 12-13 (citing Comm'r Solheim's analysis at R. 490 and a "Staff Report" at R. 579-90). The City's citations to these comments is not helpful, however, because the City empowers its common council to make decisions about zoning amendments. MGO § 28.182(1). Whether or not some other person analyzed the requirements of the plan, the City does not explain why that analysis might substitute for the council's analysis, or lack thereof. In any event, the record does not support the proposition that the council was aware of the plan commission's analysis, let alone that the council relied on that analysis to satisfy the requirements of its plan.

Second, the City highlights this comment by Alder Rummel about the Stone House project: "at 37 dwelling units per acre, and I think it's a good infill for that area. It's sprawling because it's not tall." City Resp. Br., dkt. 13:14 (quoting R. 552). But whether or not Stone House's proposed development would be "a good infill" does not matter. As noted, the City does not dispute that its plan required it to:

[C]onsider the relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks and amenities to determine if the context is appropriate for increased residential density.

City Resp. Br., dkt. 13:11. (citing R. 571). To the extent "good infill" could be construed as a commentary on any of these factors, it still does not help because Alder Rummel did not continue to provide any reasons for the comment. "Without such statement of reasoning, it is impossible for

the circuit court to meaningfully review a board's decision ....” *Lamar Cent. Outdoor, Inc. v. Bd. of Zoning App. of City of Milwaukee*, 2005 WI 117, ¶32, 284 Wis. 2d 1, 700 N.W.2d 87 (emphasis in original).

The third and final source in the record on which the City relies to show it engaged in the analysis required by its plan is very long statement from Alder John Guequierre. *Id.* at 18-19 (quoting R. 550-51). The City entirely reproduces this statement in its brief but this is unhelpful because the City does not explain what parts of Alder Guequierre’s statement support the proposition that he, or perhaps some other member of the council, engaged in the process of reasoning required by the plan. Courts “cannot serve as both advocate and judge.” *State v. Pettit*, 171 Wis. 2d 627, 647, 492 N.W.2d 633 (Ct. App. 1992). The Court cannot meaningfully discuss Alder Guiqueirre’s statement in the absence of any supporting argument from the City.

In any event, the Court did carefully examine the entire transcript of the City Council meeting. Alder Guiqueirre, like some other alders, chose to focus his remarks on whether nearby residents had an opportunity to heard and whether the Stone House project would be profitable. *See, e.g.*, R. 550-51 (“We got to knock \$1 million to \$1.5 million out of the price ....”); *ibid.* (“regardless of what we decide here, the neighborhood residents did get heard.”). Those remarks do not show the council applied the correct legal standard to its zoning decision because neither “the price of land” nor “the opportunity of residents to be heard” are relevant factors under the City’s plan. Once again, the City chose to create a plan that focused only on these factors:

[C]onsider the relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks and amenities to determine if the context is appropriate for increased residential density.

City Resp. Br., dkt. 13:11. (citing R. 571).



In sum, Western meets his burden to show the City proceeded on an incorrect theory of law by showing the city council never considered the factors it was supposed to consider according to its plan. The City's attempt to show otherwise by focusing on selected comments by non-members of the council, or by Alders Rummel and Guiequerre, does not help its cause. If anything, those comments show the council preferred to base its decision on the cost of the land and/or the community's opportunity to speak. The Court expresses no opinion about the wisdom of the City's decision—what matters for purposes of this certiorari review is that § 66.1001(3)(k) and MGO § 28.003 required the City to make its decision “consistent with” a specific set of factors outlined in the city's plan. The record shows the City did not do so.

**2. Reversal is not appropriate because the City's error may be cured on remand.**

All that remains to decide is the remedy. In his briefing, Western suggests the Court “overturn” the council's decision. Western Br., dkt. 12:15. At oral argument, Western went one step further and asked the Court to reverse the City's decision, thereby requiring Stone House to start its application process all over again. Western does not cite authority to support either remedy and, as noted, remand to the lower tribunal is the better option when “the defect in the proceedings is one that can be cured ....” *Hartland Sportsmen's Club*, 2020 WI App 44, ¶14. The defect in these proceedings is a failure of the City to apply the correct legal standard. Because the City can cure that defect by making its zoning decision “consistent with” its plan, remand is the appropriate remedy.<sup>8</sup> On remand, the City may not supplement the record with new evidence. *Id.*

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<sup>8</sup> In addition to an incorrect theory of law, Western also argued that the City's decision should be remanded because it was arbitrary for multiple reasons. Most significantly, Western focused on the City's failure to discuss “evidence regarding stormwater management and flooding issues.” Western Br., dkt. 12:13. Having already remanded this matter to proceed on a correct theory of law, the Court need not express an opinion about whether remand might have been appropriate for other reasons.

In conclusion, this matter must be remanded to the city council because Western meets his burden to show the City failed to proceed on a correct theory of law. Specifically, § 66.1001(3)(k) and MGO § 28.003 required the City to make zoning decisions consistent with its plan but the record shows the City made this particular zoning decision based on other, immaterial factors. Essentially, this Court had no record to review that showed the city considered its plan. On remand, the Court expresses no opinion about whether Stone House’s application for re-zoning should or should not be granted; what matters is that the City, through its council, “must engage in fact-finding and then make a decision based on the application of those facts to the ordinance.” *Marris v. City of Cedarburg*, 176 Wis. 2d 14, 26, 498 N.W.2d 842 (1993). Once it makes a decision, then the council must “express, on the record, its reasoning *why* an application does or does not meet the statutory criteria.” *Lamar Cent. Outdoor*, 2005 WI 117, ¶32 (emphasis in original).

### **ORDER**

For the reasons stated,

IT IS ORDERED that the City of Madison’s June 18, 2024, decision to approve an application to rezone the properties located at 6610 and 6706 Old Sauk Road is set aside and this matter is remanded to the City of Madison Common Council for further proceedings consistent with this decision.

**This is a final order for purpose of appeal.**

**CITY OF MADISON  
OFFICE OF THE CITY ATTORNEY  
Room 401, CCB  
266-4511**

Date: June 11, 2025

**MEMORANDUM**

TO: City of Madison Common Council

FROM: Assistant City Attorney Kate Smith  
City Attorney Michael Haas

RE: Confidential Attorney Client Communication Regarding Court Order Remanding Rezoning Decision at 6610 & 6706 Old Sauk Road, [Legistar File No. 834677](#)

The City's decision to rezone properties at 6610 and 6706 Old Sauk Road has been remanded by Judge Lanford **for the Council to put on the record the reasons for its vote using the standards required by state law and local ordinance. The remand will be on the agenda for the June 17, 2025, Council meeting.**

Judge Lanford did not make a finding about the "correctness" of the new zoning. Essentially, she found that the reasons cited in the record of the Council's discussion were not the reasons required by law to be used by a municipality when rezoning a property. The Court's decision is attached and will be available in the Legistar file.

**Remand**

On a certiorari appeal such as this, a judge examines the decision-making process of the Council and can make one of three decisions -- to uphold, reverse, or remand. A remand occurs when a court finds that the Council did not follow the applicable laws in some way, which is a curable defect, and returns the matter back to the Council to follow the law.

During a remand, **the Council legally cannot take new evidence**, which means there will not be public testimony for this item and the Council will be referred to documents that reflect the information that was before the Council at the time of its discussion on June 18, 2024. Basically, we are turning back the clock to the point of the meeting after public comment where the motion was made. Council can ask questions of staff and engage in discussion. This process is consistent with Judge Lanford's order and will be reflected in the agenda.

We recognize that many current Council members did not participate in the original

meeting and vote on this matter, so it is especially important that alders review the public comments and materials in Legistar which were available to the Council when the decision was originally made. In addition to the original materials, the Legistar file will include a transcript of the June 18, 2024 Council meeting and the [City Channel link](#) is available to review. The public comment begins at 1:38 and Council discussion begins at 5:51 in the video.

### **Rezoning Factors**

Under state law, zoning map amendments must be consistent with the City's Comprehensive Plan. "Consistent with" means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan" under Wis. Stats. Section 66.1001(1)(am). The standards for zoning map amendments are found in Section 28.182(6) of the City's Zoning Code and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law.

Map amendments are considered by the Council after receiving a recommendation by the Plan Commission. Judge Lanford only remanded the item back to the Council and not to the Plan Commission, so the recommendation from Plan Commission continues to be from its meeting on June 10, 2024.

In this case, the applicable comprehensive plan is the 2023 Comprehensive Plan which identifies the future land use of the property as "LMR". The 2023 plan was amended by the West Area Plan, which was approved by the Common Council in 2024, but which did not change the LMR designation for this property. LMR provides for light to medium residential uses, generally thought of as the "missing middle," everything from single-family homes to three-unit row houses and small multi-family buildings, with densities of 7 to 30 units per acre and buildings up to three-stories tall.

However, the "Growth Framework" provisions of the 2023 Comprehensive Plan include provisions that allow large and courtyard multi-family buildings in LMR areas in "select conditions" at up to 70 dwelling units per acre and up to four stories tall. The Common Council further clarified factors to be considered for these more intensive Medium Residential (MR) uses in December 2023. There are three primary factors to be considered when determining whether larger buildings and greater density is consistent with the Comprehensive Plan for a site:

1. Relationships between proposed buildings and their surroundings and lot and block characteristics.
2. Natural features
3. Access to urban services, transit, arterial streets, parks, and amenities.

The developer's request to re-zone the property from a combination of SR-C1 and SR-C3 zones to TR-U2 requires that these factors be considered in determining whether the re-zoning is consistent with the LMR designation in the comprehensive plan.

### **Council Action During Remand**

To be clear, Judge Lanford did not direct the Council to vote in either direction. Alders are free to vote in whatever way they choose but must ground their reasoning in the law as discussed above to be in compliance with the Court's order. The Council's discussion must focus on this framework: **what exactly about this property makes changing the zoning district to TR-U2 consistent, or not consistent, with the Comprehensive Plan?** Below is an example of how Commissioner Solheim at the Plan Commission meeting connected location features to the legal factors. Even if these factors are not persuasive to your vote, this is a good example of how evidence is connected to relevant legal standards.

I just wanted to note that, as outlined in our standards and in the staff report, that zoning map amendments must be consistent with our comprehensive plan and that the state law further specifies that consistency means that it furthers or does not contradict the objectives, goals, and policies in the comprehensive plan. And I do believe that this proposal does meet that definition and that it is consistent with our comprehensive plan.

As we have heard and read and know, this site is identified as LMR in the comp plan, and select LMR sites can be developed at a higher density, up to 4 stories and 70 dwelling units per acre. And I believe that this site meets those characteristics as being appropriate for that type of development.

When looking at those characteristics, first considering the building's relationship with surroundings and the lot and block characteristics, I would say it is very unique to have an almost-four-acre site in this area, and that does allow the building to have significant setbacks and also to be at a lower height. The massing is broken down into smaller sections. There is fencing.

And again, the clause in the comp plan allows up to consideration of 4 stories and 70 dwelling units per acre. This has been lowered to 3 stories and 37 dwelling units per acre. And there are other multifamily developments nearby, including those that are two stories with a pitched roof. I know that the developer quoted that, but I did notice that as well when I went by the site.

In terms of natural features, there are no significant natural features in the site that would merit this development inappropriate. And the storm water information is above and beyond and will continue to be reviewed at a very detailed

level by the City. Having gone through that experience myself, I can also vouch that it's very intense.

And in terms of access to services, transit, and amenities, there is frequent metro service at this site. There is access to parks, to schools. And although there is not retail right next to it, it's still in very close proximity via bike and bus and, of course, car too, a lot of nearby amenities at Hilldale and off the Beltline. So for those reasons, I am in support of the zoning amendment.

We want to caution against speaking during discussion unless you are connecting evidence to the factors that should be considered when finding consistency with the Comprehensive Plan. Judge Lanford's opinion made a point to find that, while there was much discussion about the project during the June 2024 meeting, little of it was relevant to the legal framework the City needs to consider when amending zoning districts. Also, as with other legislative matters, it is not a requirement that all alders need to speak or justify their votes.

The Court decision directs that the Council again consider the Plan Commission recommendation and articulate valid reasons for the Council's decision without considering new evidence. This means that it is not legally relevant that other land use applications were approved for the project and what stage they are in. Any developments after the June 18, 2024 Council decision cannot be considered as factors in the Council's new deliberations.

The project also involved a Certified Survey Map, a Demolition Approval and a Conditional Use ("CU") Approval. The same plaintiffs appealed the CU approval to a different branch of the Circuit Court and no decision has been made in that matter as of June 11, 2025. The developers obtained a legal raze permit based on its demolition approval, which allows them to remove principal structures (including their foundations) and return the ground to grade. The raze permit is valid regardless of the zoning of the property. No building permits have been applied for or issued at this time, and they cannot be issued until the rezoning matter is resolved. This information is not relevant to the map amendment standards and would be considered "new evidence" and we mention it only to clarify that, to the City's knowledge, no illegal construction activity is taking place on the property. Again, the Council's responsibility is to turn back the clock to the point where the Plan Commission recommendation is before it and public comment has been completed, not to consider subsequent events or developments.

Finally, a significant amount of time during the 2024 Council meeting was devoted to discussing stormwater management and that the developers did not have an "approved stormwater management plan." Stormwater management is regulated by the Engineering Division and its

authority pursuant to Madison General Ordinances Chapter 37. The stormwater management plan submitted by the developer was, at that stage, voluntary and the fact it was not completed and approved by Engineering was not a lawful basis for deciding a rezoning. Rezoning decisions related to development projects are typically made prior to the approval of stormwater plans by the Engineering Decision. Currently, the project does have an approved stormwater management plan that was approved in May 2025. The now-approved plan is not relevant to the rezoning decision and would be considered “new evidence,” but we want to clarify the current situation. While the stormwater management plan has been approved, it would not be effectuated until the building phase.

We hope this information helps the Council to evaluate the rezoning request in light of relevant legal factors and the Comprehensive Plan. If you have any questions regarding this matter prior to the Council meeting, feel free to contact Assistant City Attorney Kate Smith.



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### **Certification**

Premium Business Services certifies that we have transcribed the recordings listed below for the Office of City Attorney.

Plan Commission Meeting, June 10, 2024, from 02:56:00 to 05:27:43

Common Council Meeting, June 18, 2024, from 01:39:00 to 03:56 and from 05:51 to 06:59:16

We certify that these transcripts are verbatim and accurate to the best of our abilities.

  
Gwendolyn Y. McCutcheon  
Founder and CEO

October 30, 2024



City Attorney's Office

Common Council Meeting, June 18, 2024

mmc240618\_1

**Public Comment and Alder Questions, 1:39:00-3:56:00**

[01:39:00]

**MAYOR RHODES-CONWAY:** Thank you. Those are the only folks wishing to speak on item nine. Are there questions for them or for any of the registrants registered is available? Seeing none, then we'll move on to item 13. Item 13 is a substitute, creating sections of the Madison General Ordinances to change the zoning at 6610 to 6706 Old Sauk Road. On item 13, our first registrant is Rebecca Green of District 13, to be followed by Paul Umbeck, to be followed by Mary Umbeck. Rebecca? Either side.

**GREEN:** Hello. I'm a District 13 resident and friend of Old Sauk. For over 44 years, my parents have been homeowners on Old Sauk across the site of Stone House's proposal. I am adamant opposed to this massive-sized development which violates the city's very own approval standards for conditional use.

The majority of District 19 residents strongly oppose the proposal. They filed two petitions with hundreds of signatures. Ninety-three percent registered in opposition of the Planning Commission. Note that residents are in favor of smaller-density, multiple-owner properties that accommodate the missing middle and fit into the character of this residential suburban neighborhood.

Please listen to residents and oppose agenda items 13 and 49, or at the very least, delay action until further study of the following issues. The proposed rezoning and even further upsizing with conditional use are not consistent with the size of surrounding houses.

The proposal is a massive, cookie-cutter rental apartment in the middle of family-oriented residences. The complex is obnoxiously oversized at approximately 425 feet long. It is the single mass that is notably longer than a football field. The Planning Commission's own staff report acknowledges that the scale and mass of the proposed building will be unlike any other building in the area.

The proposal is not seamlessly integrated with surrounding properties nor sustains aesthetic desirability compatible with the area. This is required in both the comprehensive plan and Madison General Ordinances. Major storm water issues are created. This site is in a flood-prone area, per the city flood risk map, worsening with climate change. The site is covered in permeable soil currently, which would be replaced with impervious surfaces. Stone House does not have an approved storm water plan.

Major traffic and safety issues would be created in what is a suburban residential area with no amenities close by. Old Sauk is a two-lane road. It is not close to the

BRT, not in the regional corridor and growth priority area, and not in the preferred transit-oriented development area. The hundreds of apartment residents, visitors, and delivery services would endanger traffic, bicycle, and pedestrian safety. The proposed conditional use for outdoor recreational facilities would further negatively affect the viability(?) adding to storm water issues and creating a nuisance to neighbors. It is in blatant contrast to the currently wooded, quiet, and peaceful suburban residential area.

[01:42:32]

**MAYOR RHODES-CONWAY:** You have about 30 seconds.

**GREEN:** Thank you. Please listen to District 19 residents and oppose this plan. Or at the very least, pass a motion to further study these massive, major issues. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Paul Umbeck of District 19, to be followed by Mary Umbeck of District 19.

**UMBECK:** Good evening. Thank you, Madam Mayor, and thank you to Members of the Council. I will be speaking on behalf of both Paul and myself.

**MAYOR RHODES-CONWAY:** Thank you.

**UMBECK:** In the hope of brevity.

**MAYOR RHODES-CONWAY:** Appreciated.

**UMBECK:** Again, I would like to say that I live at 25 East Spyglass Court. This address is the entire west boundary of the development property that is being under consideration. We, as neighbors, understand the need for additional housing in the city of Madison. We understand this property will be developed, and we understand that it will be multifamily housing.

What I'm here tonight to speak to is the item referenced in the previous speaker's comment, and that is the storm water issues associated with this property. There have been credible concerns raised by our engineer that we hired because of our concerns about our neighborhood, our neighbors hired because of the concerns around previous flooding in this area.

We are asking that you please defer approval tonight to allow for additional review around the storm water plan and that we, and ask that Stone House please provide a complete storm water plan so that we can assess the entirety of what is being proposed and determine whether or not it will in fact work for the area.

As I said, we've had credible engineers who have raised concerns around the information that is currently available regarding this plan, and we were asking if we could please have time to bring together Wyser, the engineer that is employed by Stone House, the city engineers, the engineer that we have engaged to assist us in understanding the water issues, along with a faculty member, Professor Norman, how has volunteered his expertise around soil science and the water issues that may be attached to the property.

I understand that it is not the normal process to ask for a full storm water plan review at this point in reviewing of a development. But I don't believe that this is actually a normal situation. This area has known flooding issues. We have had previous storm water problems in the neighborhood. We are taking an area that is completely permeable with extensive tree and vegetative life . . .

[01:45:28]

**MAYOR RHODES-CONWAY:** You have about 30 seconds.

**UMBECK:** . . . paving it over. So I'm asking you to please consider deferring so that we can bring these talented individuals together and get a workable plan prior to building a building when options may be limited, and we will have a lot less opportunity to deal with any problems that come up. I thank you for your consideration. Good evening.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Darin Wisninski(?) of District 10, to be followed by Ben Noffke, to be followed by Diane Sorenson. Darin?

**WISNINSKI:** Good evening, Mayor Rhodes-Conway, Council President Figueroa Cole, and Alders. Thank you for your opportunity to speak tonight in support of agenda item 83477. As you must have heard continually, Madison is in housing crisis. As the recent Dane County Regional Housing Strategy demonstrates, we're joined by others in our county in this predicament. And having recently attended the Congress [inaudible] number 32 in Cincinnati, so is the rest of the country.

My family moved to the area in 2014 so that I could pursue a job opportunity. Then we chose to live in Madison in 2016. We grew weary of the commute in for work, we sought more appropriate schools for our children's interests, and we wanted to be closer to a city in which we spent so much time. But an underlying factor forcing our move was an announced dramatic increase in our rent that the landlord sought when we should resign our lease. Yes, even eight years ago, this was a huge problem.

We're lucky in that we found our place through friends who were planning to move out of state. Not knowing if their move would be long term, they offered a chance to rent first. And then when their path became clear, we struck up a deal to purchase. Our neighborhood on the west side offers us much of what we love, as do most of Madison's neighborhoods offer their residents.

The city also tops many lists as the best place to live, so it's not surprise that others want to live here too. But we have a conundrum in this community and many others. We have many people who wish to live here, and I expect that will only increase. But because of housing and financial policy at the local state and federal level that began 90 years ago, after the Great Depression, we do not have the needed housing today.

The Congress I referenced earlier was preceded by the Strong Towns National Gathering, a meetup of people from all walks of life who are working to make their communities financial strong and resilient from the bottom up. The founder, Charles Marohn, Jr., shared in his remarks on escaping the housing trap that we currently find

ourselves in, that no neighborhood should be exempt from change, nor no neighborhood should experience radical change.

[01:48:10]

While I'm familiar with the stretch of Old Sauk, I can't say that I ever paid close attention while passing through. So this morning, I embarked on a field trip to see if the proposal would embody the above mantra or work against it.

What I saw while traveling out Old Sauk were apartment complexes interspersed between low-density, multi-unit housing. The proposal would hardly impart radical change into the neighborhood with its 138 units of needed housing, where apartments and multi-unit buildings already exist, 138 units along the Metro Route R and bicycle infrastructure, which provides transportation options for those who do not drive a car, and let's not forget how those transportation options reduce our greenhouse gas emissions and particulate pollution, which I've come to learn is so important to Madisonians.

**MAYOR RHODES-CONWAY:** You have about 20 seconds left.

**WISNINSKI:** As a member of two pro-community groups, I encourage you that you hope to draw the same conclusions that I have. Thank you, all, for your time this evening.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Ben Noffke of District 11, to be followed by Diane Sorenson, to be followed by Gregory Keller. Ben?

**NOFFKE:** Hi, thanks for having me, and thanks for listening. So I'm coming out in support of the project. We are in a housing crisis, and we have a budget crisis as well. And I think projects like this, that are infield(?) development, help address both of these in providing supply to meet the enormous demand that the city is facing because it's a great place, and people want to live here. And I want to see more people too. I think they're nice.

And then this would add more property tax revenue in an area where we wouldn't need to significantly extend services, so it's just going to be a better balancing against our operating budget. And so that's why I support it and other projects like this. Thanks for your time.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Diane Sorenson of District 19, to be followed by Gregory Keller, to be followed by Karen Bartlett. Diane?

**SORENSEN:** Thank you. I oppose this rezoning. I live at 606 San Juan Trail. I'm a house away from Old Sauk Road. And, obviously, I've lived there for 20-some years, and I'm very familiar with the area.

But tonight I don't want to talk about my side of Old Sauk Road, which is the south side. I want to talk a little bit about the north side of Old Sauk Road. Whenever I walk in the neighborhood on the north side of this develop, proposed development, I'm struck with the beauty, the peace, the natural setting. Clearly, the people who settled in this area value nature, privacy, and peace.

Ironically, these are the very people who will be the most harmed if the Stone House proposal goes through, if the rezoning goes through. If this complex is built, these families will fear flooding every time there's a good rainfall. There are a lot of reasons why flooding is a problem. It begins with the fact that there's an inadequate city sewer system serving this area.

[01:51:25]

The families have lived with that problem for years now. However, if you add a massive apartment complex on the Old Sauk Road, that will compound the problems they're facing. Stone House is covering pervious land with impervious land. It's then proposing an infiltration system that is untested and described even by the more favorable engineering as ambitious. Dr. John Norman said, it's not a question of whether this system will fail, it's a question of when. And he predicts sooner rather than later.

Finally, neither the City nor Stone House has a plan for dealing with the runoff that's created by this massive development. If this rezoning is approved, there will be a perfect storm, watershed and flood plan problems in the past, city sewer not adequate to meet the needs of the neighborhood . . .

**MAYOR RHODES-CONWAY:** About 30 seconds.

**SORENSEN:** . . . and a new infiltration system in massive development increasing, worsening these problems. The zoning code imposes a duty on the City to protect and stabilize neighborhoods for the good of the residents and for the good of the city. If this rezoning is granted, instead of offering stability and protection, it will wreak havoc and cause irrevocable harm.

**MAYOR RHODES-CONWAY:** That's your time, thank you.

**SORENSEN:** We ask the City to reject this and/or to defer this project until . . .

**MAYOR RHODES-CONWAY:** Thank you. That's your time.

**SORENSEN:** . . . the neighborhood is . . .

**MAYOR RHODES-CONWAY:** Our next registrant is Gregory Keller of District 19, to be followed by Karen Bartlett, to be followed by Ruth Nair. Gregory? Do we have Gregory online?

**WOMAN:** There is no one by that name in the Zoom.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Karen Bartlett of Mount Horeb, Wisconsin, to be followed by Ruth Nair, to be followed by Lynn Green. Karen? Karen? No? Do we have Karen online?

[01:54:14]

**WOMAN:** There is no one by that name.

**MAYOR RHODES-CONWAY:** Nope, no, she's at the top.

**WOMAN:** Oh, my, I apologize.

**BARTLETT:** Hello. Can everyone hear me?

**MAYOR RHODES-CONWAY:** Yes.

**BARTLETT:** Thanks. Yes, as you said, I live in Mount Horeb, Wisconsin. I commute to American Family Insurance on the east side. It's a really long commute. However, the reason I live in Mount Horeb, one of the main ones, is because of housing affordability in Madison. I, my husband and I purchased our house in 2020 because we couldn't really find any housing that suited our needs and was affordable in Madison. So, yeah, I'd say it's safe to say we're in a housing crisis.

At this point, if my house were to go on the market, I would not be able to make payments on it in Mount Horeb. The median housing prices in Madison are currently \$425,000. My household income is about \$110,000 per year, which is about \$35,000 above median, and I couldn't afford to make payments on the median-priced house in Madison. We are in housing crisis. We need housing as soon as possible in as many varieties as possible. And so I am in support of this initiative, and I hope that a lot of people can find a good place to live because of it. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Ruth Nair of District 19, to be followed by Lynn Green, to be followed by Maxim Mitkionski(?). Ruth? Do we have Ruth online?

**WOMAN:** There is nobody in the Zoom by that name.

**MAYOR RHODES-CONWAY:** All right, thank you. Then next is Lynn Green of District 19, to be followed by Maxim Mitkionski, to be followed by Dan Pensinger. Lynn?

**GREEN:** Hello, everybody. I am Lynn Green. I've been a resident of Madison for 60 years, a homeowner on Old Sauk for 44. During my almost 50 years with Dane County Department of Human Services, I worked on many housing and homeless issues with the City. I continue to work on those issues with the City. I know the challenges, the needs, the importance of resident input, and the appropriate siting of housing.  
[01:57:00]

I am in strong opposition to agenda item 13 and 49 regarding the Stone House proposal on Old Sauk. First, there are misunderstandings about the position of the people who are opposing this proposal. We are not against development and appropriate rezoning. Unfortunately, our no rezoning signs are misleading. That is not where we're at.

In our neighborhood, we support small apartment complexes, condo developments, affordable homeownership, and duplexes. We are opposed to this rezoning and even further upsizing with conditional use that allows for the construction

of a massive, high-end rental property that, quote, represents a significantly different building form compared to what currently exists on the subject and surrounding properties. That is a quote from the staff team's report, the city staff team's report.

We support development of affordable housing that addresses the missing middle housing gap and is appropriate on this site. As the Planning Commission noted, this is a unique property. Let's do something unique with it instead of building one more generic, high-density, high-end apartment building.

If you listen closely to those who are supporting the proposal, you will hear mainly that they support affordable housing. This is not affordable housing, let me emphasize that. Most of the people supporting it support the ideology of high-density housing. I don't disagree with that. But they're not addressing this specific site. It's about location. It's not about opposing housing needs and high density.

Lastly, there's been a lack of attention to resident concerns. I have to say, going off script, that I was really jealous to hear about the process that was used to come to the wonderful Essen Haus proposal. That is not at all what we've experienced.

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**GREEN:** There's been an extraordinary amount of opposition to this, petitions, and nobody is listening. Your agenda at the beginning says, consider who benefits, who is burdened, who does not have a voice at the table? I am telling you, the residents and the other people in the city who oppose this have not had a voice at the table. The developers have had the voice at the table.

**MAYOR RHODES-CONWAY:** Thank you. That's your time.

**GREEN:** Thank you for your time.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Maxim Mitkionski of District 13, to be followed by Dan Pensinger, to be followed by Nicholas Davies. Maxim, did I get it even close?

**MITKIONSKI:** Pretty close, Maxim Mitkionski.

**MAYOR RHODES-CONWAY:** Thank you.

**MITKIONSKI:** Yeah. So hello, my name is Maxim, and I am in support of this measure. This is because, even as a software engineer at a local, mid-size company, I'm concerned that with the increasing dire housing shortage, I will soon also be priced out of Madison. I don't work for a giant corporation like Epic or Google, but I'm still competing with thousands of new-hires every year who make more straight out of college than even tenured engineers at local companies. I have no idea how even blue-collar families with children or medical expenses can possibly make ends meet with the increasing cost of living. And I suspect the reality is that they can't.

[01:00:32]

Madison urgently needs more housing. It's impossible to grow a city with only highly paid tech workers or residents who are lucky enough to have bought property 15 or 30 years ago. Factory workers, students, bus drivers, and creatives also need a place to live, and they're just as important to making Madison vibrant and functional.

With the median home price in our area reaching nearly \$500,000, we desperately need starter homes and rentals that provide community and a path to ownership for our working families. This proposed development is well positioned because it's accessible to downtown Madison where people unwind, shopping districts where people spend money, and industrial areas where Wisconsinites build products that find their way all over the world.

Therefore, this rezoning proposal should be adopted because it will support Madison's future. We need more dense development in Madison, and anything lower, such as suburban zoning, would not be in line with the reality of Madison's growth. Any issues related to storm water drainage and flooding are an engineering problem for which solutions do exist. Thank you for your time.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Dan Pensinger of District 19, to be followed by Nicholas Davies, to be followed by Ann MacGuidwin. Dan? Do we have Dan online?

**WOMAN:** There is nobody by that name in the Zoom.

**MAYOR RHODES-CONWAY:** All right. Then how about Nicholas Davies of District 15?

**WOMAN:** Yes.

**DAVIES:** Good evening. The Plan Commission made a thorough motion explaining their reasoning behind the recommendation on this item. In regarding the very routine storm water drainage concerns, the applicant has already been held to a much higher standard than applicants typically are at this stage. The mere fact that neighbors have hired a competing hydrologist should indicate the absurd level of privilege at play here.

These storm water concerns are a thin veneer on the blatant resentment of renters and a sense of entitlement to land that is yours. If you want to look out your back door and not see anyone or anything, then buy that adjacent land or at least an easement on it.

This will add much-needed housing capacity, and it will allow residents to shorten their commutes by car or bike or bus to workplaces like TruStage or UW Hospital. If this doesn't get built here, it will get built out in the burbs, and then it will be someone else's tax revenue. Neighbors have already had their fun bullying this developer into scaling down their plans. Now it's time to give this applicant the same due process that other applicants have received by default, including others on your agenda tonight. Thank you.

[02:03:15]



**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Ann MacGuidwin of District 19, to be followed by Dan Stire(?), to be followed by Michael Green. Ann is on the Zoom.

**MACGUIDWIN:** Thank you. Decisions made by the Plan Commission are flawed because they didn't give sufficient weight to the fact that the property is extremely water sensitive and prone to flooding. Escalation to medium density is supposed to consider relationship of the proposed buildings to natural features. Only natural features that precluded development so the features could be preserved were considered. The Plan Commission did not consider a natural feature that requires a portion of the property to be devoted to a grassy infiltration basin. That natural feature is soil and its porosity and water storage capacity.

Stone House plans to harvest storm water runoff into underground infiltration tanks. The tanks have no bottom, so as the water is collected, it's supposed to move downward in the soil profile. But the soil below the tanks has low porosity, meaning the tanks won't function properly. They'll fill with water, which will then run into outlet pipes that empty into the grassy outdoor basin. To fix this, Stone House proposes to excavate and turn the soil prior to building. They propose that turning process will loosen the soil and, hence, increase porosity.

It's important to note that both Stone House and the city engineer agree that it's imperative this fluffing(?) process actually works. Stone House will not meet city standards unless it does. A noted soil scientist wrote a skeptical review of the plan, pointing out that the weight of the tanks and the ground above them will, in essence, squash the fluffed soil, returning it to its original state of low porosity. He details reasons the infiltration basin receiving the excess water is also bound to fail.

The bottom line is that the plan is way too novel and way too risky. The facts that, one, Stone House needs an exceptionally aggressive and risky storm water management system, and, two, they must dedicate land to an infiltration basin, is evidence that should have been taken into account for escalation to medium residential density.

Conditional use approval is supposed to only be granted if the proposed buildings will not substantially impair the use, value, and enjoyment of other property. Neighbors, who happen to all be at a lower grade than the Stone House property, are worried because there is no tried-and-true, tried-and-tested or true storm water plan that's been endorsed by experts. They already take on water that flows from this property.

[02:06:11]

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**MACGUIDWIN:** They have good reason to believe this development will make it worse, elevating their insurance cost and decreasing the competitiveness of their homes in the housing market.

Please understand, our opposition to this project is not a generic complaint against development. This is a targeted fight against this particular plan on this particular site. The water issue is very real, and the buildings . . .

**MAYOR RHODES-CONWAY:** That's your time.

**MACGUIDWIN:** . . . on this property need to be smaller and more spread out.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Dan Stire of District 19, to be followed by Michael Green, to be followed by Paul Bailey. Dan?

**STIRE:** Our neighborhood would benefit from development of reasonably sized, affordable apartment buildings on the [inaudible] parcels. For those folks who voice support for the project on the basis of need for affordable housing, I ask you to please check the facts. The project is strictly market rate. There are absolutely zero apartments dedicated to affordability. Furthermore, there are only 6 units of the total of 138 with 3 bedrooms. This is not a family oriented project.

My initial opposition to the Stone House proposal at the virtual meeting of October 24<sup>th</sup>, was based on the naïve belief that the city's zoning code and underlying policies would protect the neighborhood from the unreasonably dense Stone House proposal. My naivete arose from a steady stream of assurances from the City and housing advocates that, while Mayor Satya Rhodes-MAYOR RHODES-CONWAY: proclaimed that every neighborhood needed to become more dense, the increased density in our neighborhoods would be gentle, incremental, modest.

So you can imagine my surprise when Stone House turned immediately that night to Tim Parks of the City's Planning Division to inform us that a double-asterisked footnote in the comprehensive plan permitted Stone House to build up to 210 units if it so wished. The planner's position in turn set the stage for Stone House to insist that its far less dense proposal was reasonable and that the neighborhood should be pleased. Should we be pleased with a Stone House proposal that is 19 times larger than the nearest large multifamily apartment building located nearby? Does the City expect us to accept that increase in density is gentle, incremental, modest?

Just how far with Mayor Satya and her densifying colleagues on the Council go in a quest to abolish any semblance of reasonable zoning code protection for homeowners? I submit that the proposal is not larger yet, due to the severe storm water problems created by its massive, impervious footprint. Despite its enthusiastic support of the project, the City won't step up to solve the problem.

[02:09:30]

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**STIRE:** The Stone House should not be permitted to dump the problem on neighbors who already have sump pumps in their basements and have been subjected to many years of floods. There's compelling engineering and soil science expertise in the record provided by, in your mission to densify the city, please don't let Stone House move forward on the wish and hope that it's untested storm water system will work. Require it to demonstrate, beyond doubt, that the system works.

**MAYOR RHODES-CONWAY:** Thank you. That's your time.

**STIRE:** I've pleaded from the get-go for reason and common sense . . .

**MAYOR RHODES-CONWAY:** Thank you. That's your time.

**STIRE:** . . . let's finally see some.

**MAYOR RHODES-CONWAY:** Our next registrant is Michael Green of District 19, to be followed by Matt Gollick(?), to be followed by Paul Bailey. Michael?

**GREEN:** These remarks oppose the proposed development of the Pierstoff Century Farm. Last week, the Plan Commission acted on a staff report and proposed demolition, conditional use rezoning, and CSM. The last two appear as I am searching in 49 on tonight's agenda.

Last Friday, I submitted a critique of that meeting's process, parts of which are addressed here. We opposed three aspects in particular. First, storm water concerns from vastly increased impervious land coverage and likely climate change. Second, overbearing massing. Third, proliferation of rental-only apartments that rule out owner-occupied, missing middle housing.

Some specifics of this process, presentation of storm water issues, was incomplete at best. As to massing, the judgment criteria include, findings must be based on substantial evidence. Applicable conditional use, standard number eight, reads, Plan Commission shall find that the project creates an environment of sustained aesthetic desirability, compatible with the existing or intended character of the area. Conditional use shall consider the recommendations in the comprehensive plan, which reads, newly developing LMR areas should be seamlessly integrated with surrounding development.

The Plan Commission's sustained development citing significant setbacks, and despite the proposed building being notably larger than those in the surrounding area, staff feels that the building, and it went on.

Notably, no mention was made of standard number eight. Developers comparable was over a little, a little more than a mile away instead of the adjacent Settlers Woods Apartments. I apologize for the size of my printer, but this is the only way to try to describe it. On your left is the Settlers Woods Apartments. On the right is the Stone House development. The top panel compares relative heights. The lower panel compares approximate lengths. The frontal length of the Settlers Woods is 100 feet. That of the proposal is 400 feet. Curb setback is 84 feet versus the proposal's 35 feet. Height is less for the much larger setback. And apparent height is significantly less, by a factor of two to three, than that of the proposal.

[02:12:50]

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**GREEN:** The development street view is nowhere close to words like aesthetics, seamless, or integrated. As to zoning and land use, there are the select conditions. Despite all conditions not being met, including three of greater significance. The

findings were, first, the arterial status and bus availability are the most significant factors as to why the proposed development may be approved. Second . . .

**MAYOR RHODES-CONWAY:** Thank you. That's your time. Our next registrant is Matt Gollick of District 6, to be followed by Paul Bailey, to be followed by James Baccus. Matt?

**GOLLICK:** Yeah. Hi, thanks again for listening to me and for listening to all of us. It looks like you have a long night ahead of you. I wanted to support this project as well. I think it's the type of project that we need pretty much everywhere in the city. We're in the midst of three crises, or crises, whatever the plural of crisis is. We're in three of them.

We have a housing crisis. We don't have enough. We need more. Y'all know that. We're in a budget crisis. There's currently a large deficit, and you are considering a referendum to increase the levy limit. State law allows increasing that levy limit based, as a function of new construction with no need for a vote. This project wouldn't help this year. It won't solve the problem, but it's another thing that will help in the future.

We're also in a climate crisis. It was really hot today. The past 13 months have been the hottest 13 on record. And our transportation system, that's primarily built around cars, is a major contributor to that. So putting this project along the bus routes is a great way to help with that.

The neighborhood isn't currently walkable, with lots of destinations around it. And it won't be if we keep doing the same thing we've been doing for the past 75 years, devoting huge sections of the city to single-family homes. So we could build this. We could allow corner stores and businesses to exist near where people live. And one day, maybe this neighborhood could be a place where you could walk around and go to things. Overall, I think it's a good project, and I hope that you don't let fear of change stop you from addressing these crises. Thank you.

[02:15:08]

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Paul Bailey of District 11, to be followed by James Baccus, to be followed by Rachel Robillard. Paul?

**BAILEY:** Thank you. I live in Hill Farms, and I want to share why I support this. First, the cost of housing is a huge problem in Madison, and I want the cost to come down, selfishly. I want to live in a city where my children can purchase a house when they grow up. Increasing housing supply is how we keep prices down.

Second, density is the highest-impact thing we can do to decrease the demand for greenhouse gas emissions by limiting the amount of energy needed to keep Madisonians going.

Increasing density is a tool that is available to the city tonight. Climate change is upon us, housing cost increases are upon us, but we can limit the severity of both. Upzoning is a powerful tool that is available to you now. Please use it.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is James Baccus of District 19, to be followed by Rachel Robillard, to be followed by Travis Kramer(?). James? Do we have James on Zoom?

**BACCUS:** Yes, can you hear me?

**MAYOR RHODES-CONWAY:** Yes.

**BACCUS:** Okay, thank you. My name is Jim Baccus, and I live at 305 Yosemite Trail just a few blocks from where this development is planned to happen. My wife, Jan, and I bought this house in 2016 and have since rebuilt this into a beautiful home. We love our home, our neighbors, and our neighborhood. And we understand that there is a need to develop additional housing in the area, and are in favor of development at the Old Sauk Pierstoff property into more housing, but not a development like this. This is much too large for this location.

There is an opportunity to make a wonderful, new building here, but this isn't it. When evaluating a development at this location, at Old Sauk, we need to keep in mind the specifics of this location. As many people have said, there are no restaurants, retail businesses to walk to, and I agree with the previous person, if you don't develop it, it will never be built into something that people can walk to. But let's keep it reasonable.

Zoning should provide some security for homeowners when you buy a house. Usually, zoning for higher-density housing is located near the major intersections that gradually reduce the farther you get away from that major intersection. Zoning should provide security for homeowners, that a massively different property would not be built right next to the one that you purchased.

It should protect the city from safety hazards. The Stone House Development staff has continually prepared this to the proposal, this proposal to the Yorktown Commons Building near the intersection of Yellowstone and Mineral Point. Yorktown Commons has seven access driveways onto Yellowstone, Offshore, and Nautilus Drive. There's one driveway from the Stone House property onto Old Sauk Road with 165 parking spots going in and out of that driveway. I have to turn onto Old Sauk regularly. It's challenging during busy times currently.

[02:18:23]

With 165 parking spots and 138 units, there will have to be some significant amount of parking on the street. This happened recently when something was going on with the Pierstoff property. Perhaps it was an auction, I'm not sure, but there were over 50 vehicles parked along Old Sauk and San Juan Trail. I consider myself a fairly aggressive driver and am used to driving in heavy traffic but was barely able to turn onto Old Sauk. I was in severe risk of an accident while making this turn, due to all the additional parking. Stone House has not addressed the parking consideration and address the safety in this area.

My expectation is that after this is built, this will happen on a daily basis. Additionally, the west area plan has stated that the method for dealing with increased traffic is to route this traffic through our neighborhood. I don't understand how a traffic plan should be routed through neighborhoods instead of keeping it on major

thoroughfares. I'm sorry, I'm not a traffic planner, but I am an engineer, and this one I don't get. Thank you for your time.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Rachel Robillard, to be followed by Travis Kramer, to be followed by José Madera. Rachel?

**ROBILLARD:** Hi, thank you. I'm speaking tonight on behalf of 350 Wisconsin, an organization whose primary focus is to make progressive change for environmental justice and reduce emissions. Generally, we support density initiatives, and we support this project. I'm also speaking as somebody who has owned a home in a nearby Oak Ridge neighborhood for nearly 15 years.

I'd like to speak to this as an environmental issue, as I'm opposed to this, in part, due to environmental concerns. And I admit that it can feel counterintuitive to be promoting development on a decently wooded, mostly natural lot. Trees, of course, are our allies, drawing down and sequestering carbon, and provide habitat for many species. But lower-density suburban development has been shown to be responsible for significantly more emissions. While these places may seem greener, with larger lawns and more space, they are more inefficient use of these spaces, are less efficient buildings, and more embodied carbon, and by virtue of being spaced out, rely on cars.

Housing demand in Madison is not going to slow. Housing not built in the city is resulting in it being built on the outskirts and suburbs, which contributes to Dane County as a whole as outpacing Madison. It would bring development to other natural and agricultural lands while ensuring more car traffic flows into the city and likely down Old Sauk, all while not addressing the unaffordable nature of housing in our city and puts additional demands on, or completely pushes out, our young people, workforce, and those with fixed income. We need to find density where we can to put folks close to transportation and support walkable neighborhoods.

[02:21:17]

I believe there are others here who would agree but, sadly, just don't want it in our neighborhood. The idea that this three-story apartment building, which has been determined to be nearly the same height as other nearby buildings is too much for a place a mere 15-minute drive to the center of downtown, is on a bus route, a route I take on occasion, and that does have amenities that are bikeable and walkable, the Nitty Gritty is a five-minute bike ride away, is wrong.

I will also mention the issue of storm water, which is a very real concern. This project provides an opportunity to improve the storm water situation, as opposed to its current, mainly unimproved state. I believe the developer and City have been taking storm water concerns seriously. By working together and making sure that the plan is solid before final signoff, it may end up to be better because the current situation is not great.

I don't believe we've been bold enough in rezoning to accommodate the many housing and environmental issues Madison and our region are facing. We are not going fast enough. It's been mentioned to wait for the West Area Plan, but that's already being pressured to not include more density. I understand many neighbors oppose this development, but we all must do our part to meet the challenges of our city and our climate crisis. And this is one way the Old Sauk area can step up. Blocking

density is going to result in more emissions. I welcome this opportunity for more density and to provide more housing in a more efficient way. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Travis Kramer of District 6, to be followed by José Madera, to be followed by Kim Santiago. Travis?

**KRAMER:** Hi, I'm speaking in support of this project. I, our city has a housing crisis. We need more housing. And we need every neighborhood to contribute to our housing. One thing people don't realize is a lot of these neighborhoods have actually declined in density over time. I looked at the Census data for the block group north and south of Old Sauk Road where this is located. And from 2000 to 2020, the population has declined by 177 people. And I couldn't find data going back farther. However, if we look at other places in the area, like Monona, Wisconsin, we saw population peaked in 1970 at 10,400 and declined to 7,500 in 2010.

The only way Monona has been able to reverse the declines in population is by adding more units. We just have fewer people living in each unit, and we need more units in order to get the population back to levels that the neighborhoods previously handled just fine.

[02:24:00]

I think if we get a lot of these neighborhoods back up to population levels that are similar to what they've already been at, we can address the housing needs that we have in our city. I'd also like to point out that this project is located on a bus route, and it's not divided off from the rest of the city by a highway. So it is much more bikeable and walkable than potential developments that would be further out from the city.

Thirdly, I know a lot of people want smaller development projects. However, we're not going to get that through this process. It is too much effort for a developer to go through and ask for permission to rezone for a smaller project. We need to proactively rezone if we want those projects. But since we haven't done that yet, and we don't have a pipeline of developments that would address our housing needs, we need to approve this and address the housing crisis in a way that's actually tangible in front of us. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is José Madera of District 19, to be followed by Kim Santiago, to be followed by Helen Bradbury. José?

**MADERA:** Muchas gracias, buenas noches. I'm a resident of Madison since 1989. I have served in the Madison [inaudible]. I did it for nine years. I'm a performer, an enthusiast for decades. I have participated in city communities [inaudible]. I'm an educator and advisor to hundreds of Madison students. I have developed great relationships and friendships with past and present members of our distinguished Common Council, the Mayor included, Verveer, Rummel, Wehelie, Figueroa-Cole, Knox, Currie, who I advised as an undergraduate at UW-Madison. So I have a long history with the City Council since I have started myself in 1989.

I'm a supporter of many, been a supporter of many city-wide initiatives, improving the lives of many by making Madison a much more inclusive community. And we

[inaudible] Make Music Madison. I was in the city Arts Commission when that happened, serve with other [inaudible].

However, and this is a big but, I am here to vehemently oppose the proposed development by Stone House Development filed for the Peer Store parcels, 100-unit apartment building. My wife, Kim Santiago, and I have been residents of 6901 Old Sauk Court for over 20 years. The addition of this out-of-scale(?), monstrous apartment building will directly and negatively affect not just our quality of life but that of the entire neighborhood, east to west, in and around Old Sauk Road.

[02:27:02]

Heavier traffic, nobody has been addressing the traffic issue here, higher-vehicle density, increased use of neighborhood street parking. Where are people going to park once they run out of parking spots? Noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to remodel(?) streets(?) and vegetation, causing more flooding events, and increased danger to community area bikers. Those are some of the unwanted, critical, and negative aspects of this potential development.

The Plan Commission report states that they found this amendment is consistent with and furthers or does not contradict objectives and the goals and policies contained in the comprehensive plan. The comprehensive plan, as a matter of fact, has . . .

**MAYOR RHODES-CONWAY:** You have about 20 seconds left.

**MADERA:** . . . the many public comments making opposition to the approval of [inaudible] changes were not [inaudible] by the Plan Commission. The Plan Commission's main concern was the need to create more affordable housing in Madison. We are not opposed to that. But it has to be mindful. We oppose this proposal. Thank you very much.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Kim Santiago of District 19, to be followed by Helen Bradbury, to be followed by Doug Hursh. Kim?

**SANTIAGO:** Good evening, everyone. As, that was my husband, José. So as he mentioned, traffic hasn't been raised, so I would actually just like to concentrate on that issue. Over the last two weeks, I have canvassed over 200 households in the area. And overwhelmingly, people have been opposed to this issue. And one of the points that comes up is traffic.

So I'm going to read from an email I received from one of the people I spoke with. This is a resident who lives on Rosa Road and Old Middleton Road and has been there for 24 years. She strongly objects to the Old Sauk Road development and particularly on the issue of traffic and safety. She's raised the question about whether a traffic study has been done and recommends particularly that if the study has been done, that it includes the intersections of Old Sauk and Gammon, as well as the intersections of Old Sauk and Old Middleton.

And she writes that traffic is already congested at the confluence of Old Sauk, Old Middleton, and Rosa Roads, particularly during rush hour. Drivers coming down Old Sauk already ignore the stop sign at the bottom of Old Sauk while zipping right onto Old Middleton to head downtown or to take Rosa Road. There are two pedestrian



crosswalks within the first mini block of this area. And in spite of the flashing yellow pedestrian crosswalk, many drivers pay no attention the pedestrians and speed through. And I can attest to that because I went down there today and took video. I stood at that intersection and videotaped drivers going straight through. I'm happy to share those. [02:30:15]

There have been four dangerous vehicle accidents near these intersections, resulting in property damage but, thankfully, no deaths. To access Mineral Point Road from Old Sauk, there are only two options, Gammon Road or Rosa Road. To access the Isthmus, the most direct route is eastbound via Old Middleton Road.

The added traffic from this development would create potentially dangerous traffic hazards, particularly for students and associates of Crestwood Elementary, Glenn Stephens Elementary, Memorial High School, Capital High, Thomas Jefferson Middle School, and John Muir Elementary School. Because Rosa Road is a straight, uninterrupted thoroughfare, many drivers use it as a race course, ignoring the 25 mph speed limit.

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**SANTIAGO:** I can also attest to that because I stood by the speed limit sign and took five-minute readings, and 90% of the drivers exceeded the speed limit. Until Madison can rectify this situation with a traffic study, keeping residents, school children, bikers, and drivers safe in this area, we strongly ask that members of the Council consider pausing this proposal and reconsider the issues that have been raised by the residents. Thank you very much.

**MAYOR RHODES-CONWAY:** That's your time, thank you. Our next registrant is Helen Bradbury of District 6, representing Stone House Development, to be followed by Doug Hursh, to be followed by Paul Reith(?). Helen?

**BRADBURY:** Thank you. Can [inaudible] slide deck be brought up, please?

**MAYOR RHODES-CONWAY:** Yes. Staff are working on it.

**BRADBURY:** And they can leave it up for Doug. I'm Helen Bradbury from Stonehouse Development. This is a co-development with another group called New Madison Development. Doug Hursh is our architect. He's with Potter Lawson, and he'll speak next. And we also have with us, available to answer questions, Wade Wyse from Wyser Engineering. And specifically, he'll talk about storm water if there are questions.

I'll just use my three minutes to tell you why we were attracted to this site. First, it's rare to find a 3.7-acre site this close to downtown. It was under, it's underutilized remnant of a farm that's currently assessed at \$1 million . . .

**MAYOR RHODES-CONWAY:** I'm sorry, Helen, can you hold on just a sec?

**BRADBURY:** Sure.

768 **MAYOR RHODES-CONWAY:** Can, Tech Support, can you allow Bill Fruhling to share  
769 his screen, please?

770  
771 **WOMAN:** That option should be there now.

772  
773 [02:33:01]

774 **MAYOR RHODES-CONWAY:** Let's just make sure we can get the slides. Okay, go  
775 ahead, Helen.

776  
777 **BRADBURY:** Yeah. Bill, you can go to the second slide. There you go. Again, just  
778 my bullet points on what, nope, back one, why we were attracted to this site. As  
779 previous speakers have said, it is in walking distance to two bus stops, and Doug will  
780 show you more about that, with 36 trips a day. It has direct access to the bike network.  
781 It's on an arterial road.

782 We first saw it when we saw the comprehensive plan and realized the asterisk,  
783 that we could build 70 units. We did decide that that was too large for the site. And so  
784 what we have developed, and Doug will show you the site plan, is 138 units in 3 stories.  
785 We greatly exceed the setback requirements so we could minimize the impact on the  
786 neighbors behind us.

787 And, as many speakers have said, this is a wonderful neighborhood, and this is  
788 an ability for renters to enjoy living in a desirable area. Not everyone wants to live  
789 downtown. Next slide. Thank you.

790 And, as others have said, there is a precedent in this neighborhood, and that is  
791 Yorktown Estates, which has successfully existed for 25 years. It's considerably larger.  
792 It's over 200 units and is 4 stories tall. Next, next slide. Thank you. The one  
793 contiguous to us, the property contiguous to us is actually almost the same size in terms  
794 of height. Yes, it's not as long, but height-wise, it's the same.

795  
796 **MAYOR RHODES-CONWAY:** You have about 30 seconds left.

797  
798 **BRADBURY:** Next slide. Real quick, we did have two neighborhood meetings, and the  
799 first meeting, we had a 4-story, 175-unit building, and we reacted to the neighbors'  
800 concerns about height and size by taking an entire story off. And now it's 138 units.  
801 We kept the same amount of parking stalls, underground parking, so we could increase  
802 our stalls per unit to assuage their concerns about street parking.

803  
804 **MAYOR RHODES-CONWAY:** Thank you. That's your time, Helen.

805  
806 **BRADBURY:** Thanks.

807  
808 **MAYOR RHODES-CONWAY:** Our next registrant is Doug Hursh of District 19,  
809 representing Potter Lawson, to be followed by Paul Reith, to be followed by Nino  
810 Amato. Doug?

811  
812 **HURSH:** Good evening. You can go to the next slide, Bill. So this is the site of, try to  
813 go through this really quickly, 3.7 acres where it exists today. Old Sauk Road is to the

bottom of the image. The next slide, you'll see the site plan. The building, we've broken it up into three wings. So as you go along Old Sauk Road and also on the back of the building, it's broken up into these smaller elements with the larger portion of the building being set back into the middle of the site, creating four courtyards. Parking is underneath. So those are green roofs. They will absorb water.

[02:36:12]

Deliveries would take place in the back on the access drive, so deliveries moving, trash will not occur on Old Sauk Road. The next slide, please. Just draw your attention just to some of the setbacks of the property. Towards the east, we are 115 feet from the closest building, to the north, 104 feet, and to the west, 87 feet to the closest house.

The next slide, show you a little bit about how the building looks, this is an aerial view highlighting those three wings. There will be walkup units. On the ground floor, there's a pedestrian, a main entry in the center there. You can see the new crosswalk that will be installed because of the development. And you can see the green roofs that are in between those wings. And you can see sort of the three stories of the scale of the building.

The next slide shows you the entry, the pedestrian entry and the walkup units. You can go to the next slide. Another view of that entry feature. The design takes its cues from the neighborhood, trying to fit in with traditional residential materials, siding, and brick, as well as large overhangs. The reason for the flat roof is to keep the height of the building a little bit lower, and there will be solar panels on the roof.

The next slide is a view just into one of those landscaped courtyards. Those courtyards are, the façade of the building is 86 feet back from the road. The next slide is just, we had submitted shadow studies. I'll move on to the next slide, which is just a list of sustainable features. Like I said . . .

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**HURSH:** . . . this is an infield(?) project. We'll have green roofs, solar panels, and that's what I have. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. Our next registrant is Paul Reith of District 19, to be followed by Nino Amato, to be followed by R.S. Sund. Paul?

**REITH:** Hi, thank you. Can you back up three slides, please? Oh, I'm sorry. I'm not able to use the slides that were used concurrently by two other presenters. But as you noticed, the landscape views and the elevations were from a position that assumes that the property across the street is unoccupied green space. And I think that is very unfair representation. So if you back up a couple of slides, you will see that those elevations show a lawn, not a house that you're looking through to see the subject property in the proposal. So we can back up to all of these elevations.

[02:39:05]

In fact, this elevation would be behind the house as there is a house directly in between you and this elevation. It's a very unfair representation. It represents the opposite side of the street as open land and park. And I strongly oppose this

development because, for Yorktown is not a comprehensive for similar property or any other property because they put a driveway offset, not at the intersection, right? There is no development plan that provides for a plan that matches with the street design of the neighborhood. They put a driveway offset, and here you have this side driveway and then a 15-foot setback for a garage that is a couple of units down.

This is a 3-floor, 15-foot setback from the street. It is not contiguous with the neighborhood. And unfortunately, it doesn't fit very well. And I understand that, at the end of the day, this is the best that Stone House could afford with the property values. But this same Common Council is celebrating Homeownership Month while making the missing middle evaporate. These are lands that were designated for low- to medium-density housing. And every time a development such as this is approved, you are taking away land and opportunity by making a market for properties like this in the city where it is no longer affordable.

In 1994, I decided to live in Chicago and go to school because it was cheaper than living in Madison. In 1997, when I changed from engineering to economics, I decided to live in Eau Claire instead of Madison because it was too expensive. There is not a housing crisis. Madison is an expensive place to live. It always has been . . .

**MAYOR RHODES-CONWAY:** You have about 30 seconds left.

**REITH:** Thank you very much. It always has been, and it will always be a challenge. We have a great number of public features, like the lakes, that make it costly to develop and live in. And one of the greatest values that Madison has is accessibility to the rest of the state and all the natural resources that we have. This does not create affordable housing. It does not serve the missing middle. It only . . .

**MAYOR RHODES-CONWAY:** Thank you. That's your time. Our next registrant is Nino Amato of District 9, to be followed by R.S. Sund, to be followed by Tyson Vitale. Nino? Do we have Nino online?

**WOMAN:** There is no one by that name in the meeting.

[02:42:00]

**MAYOR RHODES-CONWAY:** Thank you. Then our next registrant is R.S. Sund of District 19, to be followed by Tyson Vitale, to be followed by Jeff Western. Do we have R.S., perhaps online? If not . . .

**WOMAN:** R.S., you should be able to unmute.

**MAYOR RHODES-CONWAY:** There should be a prompt to unmute. It might be hidden under a window. All right. While you figure that out, R.S., we're going to go on to Tyson Vitale of District 6, if Tyson is present. If not . . .

**WOMAN:** There's no one by that name in the meeting.

**MAYOR RHODES-CONWAY:** Okay. So let's keep trying for R.S., please. And then we'll go on to Jeff Western of District 19, to be followed possibly by R.S. and possibly by Wade Wyse. Oh, Wade is only registered for questions. So, Jeff, please.

**WESTERN:** Thank you, Mayor and Alders, for the opportunity to talk to you tonight. My name is Jeff Western, and I'm opposed to this project. My wife, Kathy, and I live at 25 Saint Andrews Circle in Madison. We have lived in our home for 30 years. Our property directly adjoins the proposed development site closer than any other home to this development site.

My home is within that 20-foot offset in terms of where they have parking, facing directly at my house, with a barrier so that they have not met the 20-foot offset. The development site, the development has watershed access road traffic, pollution noise, light, and shadowing impacts to our home, property, and environment, significantly impacting our quality of life and use of our property.

Kathy and I are not opposed to a multifamily housing development on this site and have always publicly stated so, always. I've made that comment many times in the past. I continue to. It is that this facility is too large for the site, and it negatively impacting our environment, home, and our way of life.

Our most major concern is flooding of our home and property. We have double sump pumps that run when we have significant rains, as in the past few weeks. Our yard is properly drained so surface water drains directly to Saint Andrews Circle. What we are experiencing is water flowing underground, hydrostatic pressure from the proposed development, significant underground water during a storm close to our underground system resulting in our sump pumps running continuously for hours.  
[02:45:05]

The proposed underground tank, approximately 20 feet from our property, would infiltrate water, pushing it down into the soil approximately 5 feet about the level of our backyard, which would definitely result in additional water flowing underground to our property. This does not include additional surface water generated by the site, reconstruction, and snow piling on our property will be bearing.

What is more concerning with the proposed watershed plan is the potential flooding it will cause, not only to our property, but many of the properties on Saint Andrews, Spyglass, Torrey Pines Court, as well as others. In an engineering review dated May 24<sup>th</sup>, Chuck [inaudible] and Professor John Norman stated, given the uncertainties that exist at this time, we ask you to defer decision on the zoning change until further detail becomes available regarding the proposed storm water practices for this development. We respectfully request . . .

**MAYOR RHODES-CONWAY:** You have about ten seconds left.

**WESTERN:** . . . the Common Council does not approve or recommend approval of this project or any land of applications for this project until Stone House has fully approved the storm water [inaudible]. Thank you so much.

**MAYOR RHODES-CONWAY:** Thank you. All right. Let's try for R.S. Sund of District 19 on the Zoom.

**SUND:** Can you hear me?

**MAYOR RHODES-CONWAY:** Yes.

**SUND:** Okay. All right. So if the Council rezones these parcels tonight, it actually will be double ironic. First, it will set up the removal of 3.7 acres from the possibility of siting owner-occupied housing in a desirable neighborhood, maybe as many as 24 units on 12 lots, on the day the Council recognizes June as Homeownership Month. Second, it will do this on the eve of Juneteenth in a city with an alarming and shameful racial disparity in homeownership. Fifty-three percent of white households and 18% of blacks owned their homes in 2022.

Policies that promote rezoning for high-density, market-rate apartments exacerbates this racial injustice. This is because, as a consequence of past races policies and practices, non-whites are overrepresented among low-income households, and rentals drive up cost across the housing market.

Econ 101 simplistic supply and demand doesn't apply when profit-driven, large-scale, rental developers are in competition with Wall Street returns. They will not build new units unless they can generate high profits by extracting excessive rents. They will not provide affordable housing. And this particular project doesn't even purport to be affordable.

[02:48:00]

Additionally, rentals are particularly financial devastating to those trapped as lifelong renters. Here's an example. At Stone House's west side [inaudible] crossing, a 1-bedroom apartment of 708-square feet with a parking stall costs \$1,930 a month. Over 30 years, assuming a lower-than-likely 5% yearly rent inflation, a renter's payments would total \$1.54 million. At that point, the renter has no equity, only the prospect of paying even more hyperinflated rent. The renters have bought the building for the landlord and have nothing to show for it. That's exploitation.

Compare that to buying a house with 20% down and a 30-year mortgage and 7%. If we include the potential income lost on the down payment and the property tax growing at 5% a year, that same money would buy a \$387,000 house today. My three-bedroom childhood home in Madison's . . .

**MAYOR RHODES-CONWAY:** You have about 30 seconds.

**SUND:** . . . costs about that now. Its total area with a basement is almost four times larger than the apartment, plus it has all the other privacy and stability advantages of homeownership. At the end of 30 years, the owner's costs are small, and at the end of life, they can pass the asset on to their heirs, thereby building generational wealth, a means many non-whites and others have not had access to in the past. As a long-time former renter, I urge you to do everything you can . . .

**MAYOR RHODES-CONWAY:** Thank you. That's your time.

**SUND:** . . . homeownership and reject this rezoning for yet . . .

997  
998 **MAYOR RHODES-CONWAY:** Thank you. That's your time. All right. We'll try just  
999 once more for the folks that weren't here. I don't see them on the Zoom, but just in  
1000 case, Gregory Kehler, Ruth Nair, Dan Pensinger, Nino Amato, or Tyson Vitale?  
1001  
1002 **WOMAN:** I believe Nino might be under Anthony Amato. Is there an Anthony Amato?  
1003 No?  
1004  
1005 **MAYOR RHODES-CONWAY:** No, I don't see it, him at all. All right. Seeing none then,  
1006 those are the registrants we have wishing to speak. Are there questions for registrants  
1007 on this item tonight? Alder Madison?  
1008  
1009 **ALDER MADISON:** Thank you, Mayor. I just wanted to ask quickly whether or not  
1010 Helen Bradbury or Doug Hursh had more to share from their slides [inaudible] more  
1011 time.  
1012  
1013 **MAYOR RHODES-CONWAY:** Is there objection to additional time for either of those  
1014 registrants? Seeing no objection, Helen or Doug, did you have anything additional you  
1015 wish to share? Doug is saying no.  
1016  
1017 [02:51:00]  
1018 **BRADBURY:** This is Helen. We could go on all night about the benefits of the project.  
1019 But I think the only point that I think wasn't made is that we have addressed the storm  
1020 water. Our engineer is working directly with the City. We heard early on that it was a  
1021 concern at the first neighborhood meeting, so we moved quickly to get a plan together  
1022 and get it to the City much ahead of when we needed to in the normal process. So I  
1023 think, if there are questions on that, Wade is here to answer them. But beyond that,  
1024 unless you have any specific questions.  
1025  
1026 **MAYOR RHODES-CONWAY:** Thank you. Alder Madison, any specific questions?  
1027  
1028 **ALDER MADISON:** No, not right now, thank you.  
1029  
1030 **MAYOR RHODES-CONWAY:** Thank you, Alder. We'll just go through and see if there  
1031 are other questions for Helen. Alder Harrington-McKinney, is it for the development  
1032 team?  
1033  
1034 **ALDER HARRINGTON-MCKINNEY:** [Inaudible].  
1035  
1036 **MAYOR RHODES-CONWAY:** No? Okay, I'll keep you in the queue then. Alder  
1037 Rummel, for the development team? Yes, Alder Rummel for the development team.  
1038  
1039 **ALDER RUMMEL:** Maybe Doug can answer, or Helen. Is there, did you do a traffic  
1040 study? We heard several people mention, you know, standing out and counting cars,  
1041 so.  
1042

1043 **HURSH:** There is a traffic study that was submitted with the documents. Ayres did the  
 1044 study. And I think in the staff report, the engineers have accepted it.  
 1045

1046 **ALDER RUMMEL:** Can you just say what your version of what the staff report was in  
 1047 case everyone didn't dive in?  
 1048

1049 **HURSH:** I don't know if I'd be the right one to answer those questions. I'm not an  
 1050 expert on the traffic study. But I'd have to . . .  
 1051

1052 **ALDER RUMMEL:** It's okay. Never mind, thank you.  
 1053

1054 **HURSH:** . . . I don't have that much information on it, sorry.  
 1055

1056 **MAYOR RHODES-CONWAY:** Thank you, Alder. Hang out though. Alder Bennett, is it  
 1057 for the development team?  
 1058

1059 **ALDER BENNETT:** Yeah. I suppose we could ask the previous question to staff. But I  
 1060 was wondering, many people referred to like why this isn't affordable. And I know Stone  
 1061 House has completed many, many affordable housing developments. So could you  
 1062 help me understand what was kind of the reasoning here? Like why not affordable in  
 1063 this project?  
 1064

1065 **HURSH:** I think that's a question for Helen.  
 1066

1067 **MAYOR RHODES-CONWAY:** Helen, did you hear Alder Bennett's question? You  
 1068 have to unmute yourself again, Helen, sorry.  
 1069

1070 **BRADBURY:** There we go. I didn't get the prompt, sorry. Yeah. I mean, Alder  
 1071 Bennett is correct. Stone House is a proponent of affordable housing and have  
 1072 developed many affordable housing, some of them very close to this property. And we  
 1073 did planted the idea in the beginning of including some affordable housing, but the  
 1074 economics these days just aren't working out, the general macroeconomics, plus we did  
 1075 lose density here when we took the floor off. We're not in a TIF district. And the  
 1076 sources of gap financing in this area just aren't there.  
 1077

1078 [02:54:21]

1079 **ALDER BENNETT:** Thank you. And then I wanted, and then I think your presentation  
 1080 began to, but maybe didn't fully, address how this development would fit into the area. I  
 1081 know it's like the same level in height and everything, but I'm kind of wondering like, I  
 1082 think you're not in the business of putting developments where they don't fit. So what is  
 1083 your kind of take on how this development would fit into the neighborhood?  
 1084

1085 **BRADBURY:** Is that me? Thank you. Yeah. Well, I think Doug showed you on the  
 1086 site plan, I mean, people have said it's 400 feet long. It doesn't read as 400 feet long on  
 1087 Old Sauk. It reads as three wings, almost three sets of townhouses. That was  
 1088 important to us.



1089 We have, we're only using, I think the impervious surface is only 60%, and that  
1090 doesn't count the green roofs. So it does, it will feel more suburban. There are, there's  
1091 bocce courts. There's a dog park. I mean, it's really meant to fit into a suburban-type  
1092 environment.

1093 We also, which Doug didn't point out, we have a privacy fence going all along the  
1094 western border, is it western, eastern border and the southern border of the property so  
1095 that any, there's very little chance that car lights or anything like that will disturb the  
1096 neighbors. And finally, we're going to be the managers, and we know how to manage in  
1097 a neighborhood. We have many properties right in the middle of [inaudible], and I don't  
1098 think we're a nuisance to any of our single-family residential neighbors, and we don't  
1099 intend to be here either.

1100  
1101 **ALDER BENNETT:** All right. Thank you, Helen, and thank you, Doug.

1102  
1103 **MAYOR RHODES-CONWAY:** Okay. Hang out for a minute. Alder Vidaver, is it for the  
1104 development team?

1105  
1106 **ALDER VIDAVER:** Yes.

1107  
1108 **MAYOR RHODES-CONWAY:** Go ahead.

1109  
1110 **ALDER VIDAVER:** So, Helen and Doug, if you could just tell us, so like this, you got  
1111 two developments in the agenda tonight. One is a 4-acre, one is an almost-40-acre.  
1112 You know, the 4-acre is this multifamily, you know, sort of single, large building, versus  
1113 the 40-acre, which is going to be more separated, affordable housing, etc. Can you just  
1114 talk to us a little bit about the economics? And is it just the acreage difference that  
1115 allows you to have that kind of a different of a proposal at the other site versus this one,  
1116 or are there other factors that go into it that really required you to do this large complex  
1117 at this site?

1118  
1119 [02:57:09]

1120 **BRADBURY:** Do I need to be on? There we go. Yeah, it's kind of apples and  
1121 oranges. The Voit site is, it's really a plat at this point. And it's high density where it  
1122 needs to be. There's some five-story buildings and some four-story buildings. So the  
1123 economics of the entire site work out a little better. And we were able to partner with  
1124 Madison Area Community Land Trust and Habitat for Humanity, and Stone House  
1125 intends to do an affordable property on that site. So, yeah, it was the size of the plat.  
1126 There, we're kind of just creating a whole new neighborhood where nothing has existed  
1127 before. So it just made sense to have a mixed income.

1128 And then on Sauk, we don't consider 138 units all that large. It kind of, that size  
1129 lends itself to our style of management, you know, full-time managers and full-time  
1130 maintenance techs and that kind of thing. And it's a little pricier, so the economics of  
1131 that, and, again, it's not in a TIF district. We'll be looking for TIF for Voit, which will help  
1132 on the affordable side. I don't know if that answers your question.

**ALDER VIDAVER:** Yeah. It was really just trying to get at like, right, we've heard from the residents that what they really seek is this sort of, you know, lower-density, missing middle. And what I'm trying to ask of you is why you can't do that on this site.

**BRADBURY:** I guess I can respond that with the macroeconomics of today, you can't do that anywhere, as far as our number-crunching can show, because to build, I mean, for example, we couldn't build with, Habitat for Humanity is going to be building on Voit, because for us to do it without all of their subsidies and their sweat equity and stuff like that, a duplex would end up costing, you know, \$500,000. And then you'd end up trying to sell it for a ridiculous amount of money. I mean, the economics just aren't there for missing-middle on that scale.

**ALDER VIDAVER:** Thank you.

**MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Bennett, is it for the, okay, thank you. So I think that's it for the development team. Thank you. I'll go back then to Alder Harrington-McKinney.

**ALDER HARRINGTON-MCKINNEY:** Thank you, Madam Mayor. Lynn Green.

**MAYOR RHODES-CONWAY:** Lynn? Go ahead, Alder.

[03:00:08]

**ALDER HARRINGTON-MCKINNEY:** Thank you very much. Thank you, Lynn. I want to start at, it was mentioned that there were two neighborhood meetings. And I also heard that the resident voices were not listened to. Could you say more about that piece before I move forward?

**GREEN:** Yes. And I just want to express sincere appreciation for being asked to speak. I need to tell you that this is the first time, in all our meetings, that anyone has asked a follow-up question of a resident. All the follow-up questions have always been of the developer.

What I was unable to talk about is the disturbing lack of attention to and concern for the resident voice in this process. As I said, I have experience in siting housing. Location is a very important factor, and resident feedback is a very important factor. And that is just not being put into this process. As I said, I was jealous of what I heard about the Essen Haus process because it sounded like a wonderful exchange of different viewpoints and ending up in a win-win situation that is working out well and acceptable for everybody. That is not the process that has occurred in this development.

Even the staff report, although it recommends support, encourages you all to listen to all the public input that has been put into this proposal. There's been an extraordinary amount of opposition. There were two opposition petitions. One had 259 District 19 residents sign it, and a very recent one had 278 district residents. And I know that there are many, many people throughout this city who also oppose this proposal.

Your meeting agenda, I just want to remind you, at the top, and I love this, but your meeting agenda says, consider who benefits, who is burdened, who has not had a voice at the table, how can policymakers mitigate unintended consequences? Hundreds of District 19 and city-wide residents do not feel that their voice is being heard in this process.

[03:03:00]

Every time we try to express a voice, we are being called names. We are being called nimbies. We are being called white, entitled, privileged people. We're being written off that we aren't willing to change. That's just unfair. That just cuts off any constructive conversation. The people from the neighborhood that are talking to you are long-term, caring residents of this community. They have supported the city. They have done wonderful people, things for this city. Their voices need to be part of this process, and they're not.

What has been part of this process is the developer. The developer has been at the table. The developer has been listened to. I'm trying to be brief. I respect your time. And I'm sorry if I sound frustrated.

But I'm going to give you one concrete example. We have, as a group, we produced slides for you to show you how this fits into the neighborhood in terms of height and length. I called the Common Council office and asked them if, how we could share them. We were told we could not. But somehow, Stone House was able to put their slides up on the screen.

My husband, my husband stood here with a little card trying to show you, we have analysis. This is taller, by far, from anything in the neighborhood, and it is 400 feet long. I guarantee you, we analyzed it based on the developer's blueprints. It is 400 feet long. It's massive. It does not belong in this location. We are not opposed to change. We are not opposed to giving to the community. We want to be able to support that property being used in a way that meets the needs of city residents. But this is just not it. And we, I plead with you to please listen to us and have our voices be part of this process. So thank you for asking.

**ALDER HARRINGTON-MCKINNEY:** Okay. And my next question is about flooding. I mean, that has come up several times. Could you speak into that specifically, about the flood plain and the storm water, from your perspective? When I say your, as a resident perspective.

**GREEN:** Yeah. I'm not probably the best at that because we don't live directly where the flooding has occurred. But I'm away, in the flooding of 2018, that the basements of the home in that area were flooded, that there are some major storm water issues. What is happening here is, essentially, if you look, the city build Old Sauk about two feet higher than that property is, and the property has always served, that farm property has always served as a bit of a natural retention pond when there are storm incidences.

[03:06:18]

Take all that property that's now permeable, and cover it with concrete the size of this, and you will just have major runoff issues. And from what we have been told, there is, to date, not an approved storm water plan. And so that clearly, to me, is a very concerning issue.

**ALDER HARRINGTON-MCKINNEY:** So I'm going to circle back to the neighborhood meetings. In the neighborhood meetings, who was present in those neighborhood meetings?

**GREEN:** Okay. The neighborhood meetings were virtual meetings, they were not face-to-face meetings, with the developer. The first was for them to tell us what their proposal was. And it was for four stories and the number of units that, the 180 units. Based on knowing that that was absolutely overwhelmingly acceptable in size, they brought it down a floor. But you should know, the blueprint remained exactly the same. It came down a floor and less units, but the structure itself is still as large. The footprint on the property is still as large as it was when it was a taller building with more units.

The input that we gave them was to talk about our concerns, to work with them on issues to see if we could come to some mutually agreeable situation or agreement as to what an alternative would be. And there was never any two-way communication. They listened to us, went back, and then presented their drawings to the City.

I'm going to, I just feel like I'm pulling out all the stops here, but I have to tell you, I called Stone House Development because I've worked with them many times on very good, affordable work that they did, and I respected their work. And I felt like we could get a good discussion going and do something great together on this unique property. They told me they were appreciative that there were people wanting to work with them, and they would get back to me. Crickets. Never, never a call back, never an outreach back to any of us to dialog and talk through any of our concerns. It has, we have been totally just, you know, give us your feedback, and that's it, end of discussion.

[03:09:12]

**ALDER HARRINGTON-MCKINNEY:** So in your final words, what would you like for us to hear from you? Is there any summary that you want to be sure that you, that we hear?

**GREEN:** I think what I want you to hear is this is a neighborhood who cares, who cares about the needs of residents in this neighborhood who are struggling with housing issues. We want to be part of that solution. We are open to change. We are not a bunch of nimbies, white, elitist, entitled. I never felt entitled in my life, to be honest. So, you know, I'm white and old. I can't do anything about that. But I don't live in a big mansion, trust me. Come over and see my house. It's pretty small.

I want you to hear that we care and that we want to do something on that property that meets a need and also retains what that neighborhood is about. And I don't see any, I don't apologize for that.

**ALDER HARRINGTON-MCKINNEY:** So before you sit down, I know that you're retired. Just give us a brief synopsis of what you did with Dane County. And who did you work with? What population did you work with?

**GREEN:** Well, I worked too late in life, so what can I say? But I worked for the Dane County Department of Human Services for almost 50 years. Unfortunately, I'm having

post traumatic stress standing here because I stood here so many hours of my life. The last 17 of those years was as Director of the Department. I retired about four years ago.

Dane County was never active in homelessness and housing, but under my tenure at the Department, we actually hired our first housing and homelessness manager and developed a division to do that. I've site, I've worked very closely with the City, and I want to let you know, I'm continuing to work on homeless issue projects to try and find solutions for some of the city's issues around homeless issues.

I worked with the City, unfortunately, probably not a positive at this point, but with Rethke and with Wexford. I sited the Beacon. And I will tell you, I went through six different sites and listened to resident feedback and left those neighborhoods because of what people did not want the homeless day services. We actually bought the Messner Building, the County, and had a design for that and left because of how the neighborhood felt. And we found a setting that was acceptable because we wanted it to be a win-win for both the community and the consumers who needed it.

I've worked with the Road Home on siting and supporting affordable housing units and case management to help needy residents. I was on the Allied Task Force and helped the City with the development you did that of affordable, small houses. So this is an area I know. And I know there is a need for all kinds of houses, but in proper locations.

[03:12:36]

**ALDER HARRINGTON-MCKINNEY:** Thank you.

**MAYOR RHODES-CONWAY:** Thank you, Alder. Hold on, Lynn. We'll see if anybody else has a question for you. Alder Bennett, is it for Lynn?

**ALDER BENNETT:** It, yeah.

**MAYOR RHODES-CONWAY:** Alder Bennett?

**ALDER BENNETT:** Thank you, Lynn. I really appreciate it. I was just wondering, so in this neighborhood, there are a lot of like those no rezoning signs, so which is kind of confusing.

**GREEN:** Yes, it's very confusing, and I apologize for that. Somebody started making them, and it was all we had to put out. It's really hard to know what you can get people's attention on a sign, and I guess the people who made those signs thought that was it. It is very misleading, and that's why I tried to clarify in my notes, we are not against rezoning. And I'm sorry that that's the way that sign reads. What we, what it should say is appropriate rezoning or conscientious rezoning. And so I do apologize. It's conveying the wrong message, that it's not our message. It's just trying to get the attention of people to what our concerns are about what's being proposed across the street.

**ALDER BENNETT:** I see, yeah.

1318 **GREEN:** Very good question.  
1319  
1320 **ALDER BENNETT:** Yeah, that makes sense. I just want to know like appropriate  
1321 rezoning would be like the missing-middle, which is 2 to 12 units.  
1322  
1323 **GREEN:** Yes, yes.  
1324  
1325 **ALDER BENNETT:** Yeah, which is something that the neighborhood . . .  
1326  
1327 **GREEN:** Right. Because you're aware, to even do what they're doing, you not only  
1328 have to rezone, but then you, and I'm not the best at this either, but you need to enact  
1329 conditional use permits to be able to even up the density. And so we're not only  
1330 rezoning, but you're also increasing what can be done in that rezoning category.  
1331  
1332 **ALDER BENNETT:** Mm-hmm, okay. Yeah, that makes . . .  
1333  
1334 **GREEN:** A very good question. Thank you for asking.  
1335  
1336 **ALDER BENNETT:** Thank you, yeah.  
1337  
1338 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Tishler, is it for Lynn?  
1339  
1340 **ALDER TISHLER:** No.  
1341  
1342 **MAYOR RHODES-CONWAY:** Okay. I'll come back to you, Alder. Alder Govindarajan,  
1343 is it for Lynn? All right, Alder Govindarajan?  
1344  
1345 **ALDER GOVINDARAJAN:** Thank you. You mentioned earlier that there was a  
1346 presentation that you weren't able to present today. I understand there's some  
1347 communication, miscommunication that took place. The Common Council office, I  
1348 believe, asked you guys to share it with the Alders. Did you already email it to the  
1349 Alders?  
1350  
1351 [03:15:14]  
1352 **GREEN:** Michael, did we do an attachment to, I believe it was part of something that  
1353 never got posted on the agenda.  
1354  
1355 **GREEN:** [Inaudible] as of late this afternoon, it hadn't been posted yet.  
1356  
1357 **GREEN:** And the slides are there, and they compare the height of this building to  
1358 Settler's Woods to all the comparative buildings that Stone House is comparing and  
1359 saying their building is comparative. It shows the actual, factually, where the height of  
1360 their building is taller.  
1361  
1362 **ALDER GOVINDARAJAN:** And you said that's a Friday email? Just because I'm  
1363 curious. I would like to look at that.

1364  
1365 **GREEN:** However, it was never posted, as of today.  
1366  
1367 **ALDER GOVINDARAJAN:** If you sent it to [allalders@cityofmadison.com](mailto:allalders@cityofmadison.com), we should all  
1368 receive it in our inbox. Okay. Sorry.  
1369  
1370 **MAN:** [Inaudible] can't hear.  
1371  
1372 **GREEN:** Okay. If there's some way we can get it to you, I think it's very educational.  
1373  
1374 **MAYOR RHODES-CONWAY:** So Karen is going to try and facilitate, but the best way  
1375 to make sure that Alders see something is to send it to the email address  
1376 [allalders@cityofmadison.com](mailto:allalders@cityofmadison.com).  
1377  
1378 **GREEN:** And we did.  
1379  
1380 **WOMAN:** We did.  
1381  
1382 **MAYOR RHODES-CONWAY:** And so then it is in everybody's inboxes, and they  
1383 should have access to it.  
1384  
1385 **GREEN:** Okay.  
1386  
1387 **MAYOR RHODES-CONWAY:** Alder Field has a point of information.  
1388  
1389 **ALDER FIELD:** Just to offer, that is on page 35 of the public comments that are dated  
1390 from June 14<sup>th</sup> to June 18<sup>th</sup> on the Legistar item.  
1391  
1392 **MAYOR RHODES-CONWAY:** All right. If I can have quiet in the gallery, please. Alder  
1393 Field is noting that it is on page 35 of the public comments, so it is in fact attached to the  
1394 Legistar file. Thank you, Alder Field. So that, it is both in your collective emails, and it  
1395 is on the Legistar file if people wish to access it. It's on page 35 of the public comment,  
1396 which is compiled from June 14<sup>th</sup> to June 18<sup>th</sup>. So it's there. All right. Alder Knox, is it a  
1397 question for Lynn? No. Thank you, Lynn.  
1398  
1399 **GREEN:** Thank you. Thank you for your time.  
1400  
1401 **MAYOR RHODES-CONWAY:** All right. Going back then to Alder Tishler, you had a  
1402 question?  
1403  
1404 **ALDER TISHLER:** Yeah. I understand that, just so all voices can be heard that Nino  
1405 Amato is actually available to speak. And if he is available, I just wanted to ask him,  
1406 maybe his three minutes to comment on concerns about storm water.  
1407  
1408 **MAYOR RHODES-CONWAY:** I'm not sure.  
1409

1410 **WOMAN:** I have just promoted Namato, which I believe is him.

1411

1412 [03:18:00]

1413 **MAYOR RHODES-CONWAY:** All right. Question around storm water.

1414

1415 **AMATO:** Yes. Can you hear me?

1416

1417 **MAYOR RHODES-CONWAY:** We can.

1418

1419 **AMATO:** Yeah. First of all, let me say that everything that Lynn Green has said tonight  
1420 is right on target. And I had the honor to work with her when I was President/CEO for  
1421 the Coalition Wisconsin Aging Group, and she has the utmost integrity. We expanded  
1422 family care. We created the ADRCs, Aging Disability Resource Centers. And there has  
1423 been an imbalance here.

1424 The storm water issue has been around for a long time. And what I'm  
1425 disappointed in is that the Plan Commission has been working vigorously, since August  
1426 of 2018 to come up with a storm water management system and have incorporated that  
1427 in the west area plan. We have the cart before the horse by allowing this to be rezoned.  
1428 This should be on hold or placed on file with prejudice until the storm water  
1429 management plan comes in draft, and we can have open and continual debates.

1430 Let me also add that my first career out of graduate school was Executive Vice  
1431 President of First Realty, and I was in charge of all the residential, commercial, and  
1432 multifamily development and worked with almost every builder that created the west  
1433 side. The land that you talked about, which is, I think, 3.6 acres, is land that Impala  
1434 Builders and I looked at back in 1977. And there was a water problem back then. So  
1435 we built over in Wexler Village, where I built my first two-story home, and we developed  
1436 that whole area.

1437 I also think it is incredibly disingenuous on the part of Stone House to go in and  
1438 say, well, we came in and asked for, you know, 210 units. That's the game that builders  
1439 use because then they can negotiate down. So that's intellectually honest to give the  
1440 impression that somehow they cooperated with the neighborhood. That's simply not  
1441 true.

1442 As for affordable housing, Stone House has to have a pro forma with at least an  
1443 8% to a 12% return. And without that, they couldn't get the funding from a bank or from  
1444 private investors. So the amount of money that's going to be spent and the people that  
1445 are going to be there are high-end. And it [inaudible] do anything relative to the racial  
1446 disparities.

1447 On the environmental side, what they're proposing is foolish. You can't create a  
1448 storm water management system on a footprint as small as that and expect not to have  
1449 problems.

1450 And lastly, let me just add about the traffic pedestrian issue that both José and  
1451 Kim Santiago mentioned. It will be a nightmare. I bike Sauk Road. You add 138 units  
1452 without appropriate parking and everything else, you're going to have accidents. And  
1453 we just talked about pedestrian safety, so this flies in the face. I encourage all of you to  
1454 either place this on file with prejudice or at least delay it until we have further rigorous  
1455 debate and discussions on the west area plan.



1456 [03:21:01]  
 1457 And the storm water management issue, that area flooded worse than it did in  
 1458 any other part of the city on Old Sauk Road. And thank you for finally get me on to  
 1459 speak.  
 1460  
 1461 **MAYOR RHODES-CONWAY:** Thank you. Alder Tishler?  
 1462  
 1463 **ALDER TISHLER:** Nope. Thank you. I just wanted everybody's voice to be heard,  
 1464 that's all.  
 1465  
 1466 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Latimer-Burris?  
 1467  
 1468 **ALDER LATIMER-BURRIS:** Yes. I don't know. I was just wondering what the market  
 1469 rents were. I know the argument is, you know, about affordability and creating more  
 1470 affordable housing. How much are the, say, a two-bedroom?  
 1471  
 1472 **MAYOR RHODES-CONWAY:** Alder, is that a question for the development team?  
 1473  
 1474 **ALDER LATIMER-BURRIS:** Yes, that's a question. Let me restate it. How much is a  
 1475 two-bedroom apartment, please.  
 1476  
 1477 **MAYOR RHODES-CONWAY:** I don't know if anyone on the development team can  
 1478 answer. Helen, can you answer that question? Do we have Helen still?  
 1479  
 1480 **BRADBURY:** Yeah, we, yes, we still have Helen. It will be market rate. It's difficult at  
 1481 this point to say what it will be. But it will be comparable to other market-rate properties  
 1482 in the area. So the range will be from probably \$1,800 a month to \$2,400 a month for a  
 1483 two-bedroom, and some of them are very large.  
 1484  
 1485 **ALDER LATIMER-BURRIS:** Okay. And then so the one-bedrooms would be from  
 1486 what to what, would you guestimate, excuse me?  
 1487  
 1488 **BRADBURY:** Probably the lowest, maybe \$1,500 a month. And, again, some of the  
 1489 one-bedrooms are huge, \$1,800, \$1,900 a month.  
 1490  
 1491 **ALDER LATIMER-BURRIS:** Okay. And when you say huge, how are you defining  
 1492 that?  
 1493  
 1494 **BRADBURY:** There are some, Doug is probably in a better position to answer this  
 1495 question. But there are one-bedrooms that are 800 square feet. They, probably, the  
 1496 average is over 750 square feet.  
 1497  
 1498 **ALDER LATIMER-BURRIS:** And then the two-bedrooms, please? Sorry, thank you.  
 1499  
 1500 **BRADBURY:** Again, Doug can check me. I don't have this in front of me. But they're  
 1501 \$1,200 to maybe \$1,400. Does that sound good, Doug?

1502  
1503 **MAYOR RHODES-CONWAY:** He's nodding and saying yes.  
1504  
1505 **BRADBURY:** Okay, thank you.  
1506  
1507 **ALDER LATIMER-BURRIS:** Thank you.  
1508  
1509 **MAYOR RHODES-CONWAY:** Thank you, Alder. All right. Now I have no other Alders  
1510 in the queue. Oh, too late, Alder Harrington-McKinney.  
1511  
1512 **ALDER HARRINGTON-MCKINNEY:** Thank you very much. The storm water  
1513 question, were, yes.  
1514  
1515 [03:24:04]  
1516 **MAYOR RHODES-CONWAY:** Alder, are you looking for a neighbor who can speak to  
1517 storm water?  
1518  
1519 **ALDER HARRINGTON-MCKINNEY:** Yes, yes.  
1520  
1521 **MAYOR RHODES-CONWAY:** Is there someone who would like to volunteer to answer  
1522 the Alder's questions?  
1523  
1524 **ALDER HARRINGTON-MCKINNEY:** Thank you, Madam Mayor.  
1525  
1526 **MAYOR RHODES-CONWAY:** Go ahead, Alder.  
1527  
1528 **ALDER HARRINGTON-MCKINNEY:** All right. So I'm over here. The reason that I  
1529 wanted to hear a resident speak of storm water, in 2018, I was a west side Alder, and  
1530 we went through that. I mean, it was tremendous. And so I want, that is what I'm  
1531 landing on. So could you speak to us about that?  
1532  
1533 **WESTERN:** I will speak to that, and I'll give you a little bit of my background first. I'm  
1534 the property right adjacent to, my house is closer to the property than anyone else.  
1535 The, it's right to the north side. I'm a registered professional [inaudible] I have  
1536 knowledge in this area. And right from the start, I had concerns about the development  
1537 and in terms of the water. And I provided a lot of comments in, initially when it first  
1538 came.  
1539 And going back to the 2018 flood, I have double sump pumps in my house. So  
1540 when it rains, water is coming down on the proposed property, and there's a layer of  
1541 sand right, it's down about eight feet from the top of, because I live, my house has a  
1542 stone wall. So the water comes right down under sand to my sump pumps. And my  
1543 sump pumps will run continuous.  
1544 And where Stone House is pushing the water down is about 20 feet from my  
1545 property line, and it's up about 10 feet above my sump pump line. So the concept that  
1546 they have is the water is going to dissipate and just go right straight down. The reality is

1547 that's not going to always happen. The chances of my property getting flooded is  
1548 almost 100%.

1549 Right now, when I first moved into my house, I had to put in the sump pumps  
1550 because with these heavy rains. When I had, when we had the 2018 flood, my house,  
1551 my pump ran and ran and ran, but they protected me. If we have a similar flood like that  
1552 and we have this development pushing that water down in my area, it's going to  
1553 inundate everything that I have. But that's just one part.

1554 [03:27:00]

1555 We have, as we look at the Umbeck's property, which is down where the water  
1556 flows onto their property, there is no, it's not connected to the city's storm water system  
1557 at all. It just, what it is, it just flows over the street, going to Spyglass, between the  
1558 houses. And that's not really being discussed enough. And that's what we've been  
1559 trying to say. And Lynn did a really wonderful job of communicating this. We're really  
1560 concerned. As an engineer, I'm concerned. We hired, we hired an engineer to analyze  
1561 this. We spent a lot of money to make sure. And our engineer has provided comments,  
1562 and you have all those comments, on our concerns.

1563 We also have a professor that stepped up and came to us. He walked to our  
1564 door, and he said, I'm concerned about this. He actually came to our door and said, I  
1565 have to tell you this. This is really scary to us, to me. And, you know, he's also on  
1566 record here. You can look through what he said.

1567 There's so many parts of this right now that need more time. It's not ready to  
1568 move forward yet. We want this to happen. I mean, I've been a supporter, as I said  
1569 earlier, of developing this site. I've lived on this property for 30 years, and I'm open for  
1570 multifamily, three-story, but it has to be done in a way that's going to be good for us and  
1571 not flood us.

1572 What I feel is, as Lynn kind of pointed out, no one is listening. We hired an  
1573 engineer. We got some technical experts bringing it forward. And the city engineer  
1574 even said, there's a lot of still questions left. So far, what's being proposed is not  
1575 approved.

1576 What we've asked for, very simply, is 100% approval of the watershed plan  
1577 before the Common Council approves it. That's all. If you did that, we would be, that  
1578 would make us comfortable. But we don't have that. And what we have is really scary,  
1579 my property, Umbreck's property, and the way the water is going to flow. And there's  
1580 no connection to the, it's all over surface.

1581 Spyglass is unique in this city. And it's really unfortunate because we don't, you  
1582 don't build those anymore where you have water flowing, the street is actually the, that's  
1583 how the water gets dispersed and gets down to [inaudible] pond. It's by the street. That  
1584 is unusual. That should be modified.

1585 That, what we need to do, if it was me, the engineer, and I was consulting the  
1586 City on this, I would say, we need to do the city plan, the watershed area. Because  
1587 we're in a, we have problems in our area already. Combine that with the Stone House.  
1588 Then come up with a storm water plan that's going to meet all of our needs. And it will  
1589 be, it will save money, and now we're going to have, we'll be in a position that we, the  
1590 community will not be flooded. And that's really our concern is being flooded. And I  
1591 hope you take it very seriously because we're concerned.

1592 [03:30:28]

1593           Why would we go out and hire an engineer to do this if we weren't that  
1594 concerned? I mean, we have, I'm not objecting to Stone House. But I need to add this.  
1595 I've reached out to Stone House. I was in a newspaper article initially. And I said I just  
1596 want to meet with them. Let's talk about this. I even talked to Alder John, and I said,  
1597 we were in a meeting together, and I said, can't we just, let's have a discussion on this.  
1598 Let's bring this together. And that never happened. It's all we ask for was to be heard,  
1599 to communicate, and to work with you. That's what we want to do.

1600           I have nothing. I don't hold any anger or any, when I say, I don't, I want this to  
1601 work. We really do. If we could come down, make that footprint of that building smaller,  
1602 come up with a better watershed plan, we'd be right on it. Our engineer would even  
1603 work with you, including Professor Norman would gladly work with the City. So we have  
1604 expertise in this area, that I believe Stone House doesn't have. And this proposal that  
1605 they have is unique. It's made for large areas where you have acres to use that system,  
1606 not in a tiny area where you're using every foot of the land for water dispersion.

1607  
1608 **MAYOR RHODES-CONWAY:** Thank you. Hang out. There's, I suspect there may be  
1609 a couple other questions for you.

1610  
1611 **WESTERN:** Pardon?

1612  
1613 **MAYOR RHODES-CONWAY:** Stay there for a minute. Alder Tishler, is it for this  
1614 registrant?

1615  
1616 **ALDER TISHLER:** Yes, it is, yeah.

1617  
1618 **MAYOR RHODES-CONWAY:** Go ahead, Alder.

1619  
1620 **ALDER TISHLER:** Yeah. I just wanted to ask, I've been reading Professor Norman's  
1621 talking about there's no assurance for eventual failure. I guess my question is, you  
1622 know, you're talking about the retention underground ponds, I guess, or . . .

1623  
1624 **WESTERN:** Underground tanks . . .

1625  
1626 **ALDER TISHLER:** . . . holding tanks . . .

1627  
1628 **WESTERN:** Underground depression(?) tanks, yes.

1629  
1630 **ALDER TISHLER:** So that's, you're saying that that's going to be pushing the  
1631 groundwater level up, which is going to create more flooding. And I guess my question,  
1632 we're dealing with a lot of, right now we're installing a lot of larger culverts throughout  
1633 the city to move the water through. And I guess I'm wondering, you know, can you talk  
1634 about not only, you know, how the water, raising the groundwater level, but also, where  
1635 is the water going? And is this area, you know, does this area have the adequate  
1636 culverts to move water through?

1637  
1638 [03:33:17]

**WESTERN:** I can mention, talk about that a little bit here. You know, on this property, there's two places where you can, where they can discharge water. One is, on Spyglass, there's a culvert, but they'd have to go through the Umbeck's yard and just dig it all up and put in a large culvert, probably 30 inches, I would expect.

The other, there's another location right on Old Sauk, that they could tie into there as well. Those are both 18 inches, and it would be more work that would have to be done than just tying into those. You would have to expand on that so you could get water through those in an efficient way so we don't flood the area. If there is a, if there would be a heavy rain and a super flood like 2018, that would be, right now, with the proposed plan that Stone House has, that would be disastrous for us. We couldn't take it. All of us would be flooded out.

The part here, if we did this correctly and we tie into those storm water system that exist, now we have a chance to disperse that water, you know, to the appropriate locations without having flooding. This whole area has flooding issues. I mean, if you look at the maps, watershed maps, this whole area needs some correction. And I know that the City has said, we just don't have money to do this. But it's really critical that we do do it, and the sooner the better, is to take that time and to pause, to say, let's just look at the watershed here.

Let's take this, and let's find a solution that's going to meet the entire west side area and make it something that's workable for the entire community. I think it would be in our city's best interest. I mean, let's think if we build this, and five years from now, we have this major flood, and all of us are flooded out. I mean, you have to think that that is a possibility right now.

I don't think there's anyone going to say, I'm 100% sure what we're proposing is not going to flood. It's not going to flood us out. I know the city, the city engineers would not say that. No one would guarantee it. And I'd like to see Stone House say that to us, say, hey, this, 100%, I guarantee you it won't flood. They can't. And if they do, they're not being honest. Did I answer your question, Alder?

**ALDER TISHLER:** Yes, that helps. I guess, I don't know, Mayor, is it possible to ask Stone House another follow-up question on that or . . .

[03:36:06]

**MAYOR RHODES-CONWAY:** Yes, Alder. Let me, I'll add you to the queue. Let's see, Alder Wehelie has a question for this registrant.

**ALDER WEHELIE:** Thank you. So we have heard from a couple of residents today saying that their voices are not heard. And they prefer to refer(?) the storm water review plan so that it can be, you know, taken more, bring in wider stakeholders to the communication. And you talked a little bit about it. But can you elaborate, if we, if the item is referred, and we have this stakeholder meeting, and we accommodate our residents' voice to be heard, what that looks like? Can you talk about more about . . .

**WESTERN:** Here's what we have. I have an engineer that's expert on this subject, Chuck Mann(?). He has provided many comments to the City. He's done a total review of what Stone House did. You can see all of them. He spent hours and hours of work.

1685 How I would see this is we get together. We would bring Professor Norman. I would  
1686 bring Chuck Mann. We can bring all the Wyser engineers. We talk about this. We talk  
1687 about this, and we may need to get another, we bring the City in, of course, and then we  
1688 talk about it, and we talk about solutions, how we can work through this.

1689 And then what we could do, if we need other experts to come in to give us  
1690 advice, we would. I think this is an area that we really do need expert advice on. So  
1691 that's how I see it. It would be a communication. How do we make this work? What  
1692 changes do we need to make to make this, make everybody comfortable? And that we  
1693 have a solution that's going to be 100%.

1694  
1695 **ALDER WEHELIE:** Can I ask a follow-up? Could you talk too about like what timeline  
1696 that would look like? Is it in months, weeks?

1697  
1698 **WESTERN:** I think this can be done, I think, in one month, if we were given the  
1699 timeframe to be able to sit down and talk about this. We could have a very good  
1700 strategy on how this should proceed ahead. I think it would take, it would take about  
1701 three or four meetings to come up with a strategy that could be workable.

1702 Again, everybody has to be honest at the table. And trust me, I'll be honest at  
1703 the table. I'm not one to hold and say, you know, I don't like this. As an engineer, I  
1704 want something that's workable.

1705  
1706 **ALDER WEHELIE:** And my final question is, you know, there are some concerns about  
1707 the storm water, but also the height also. How can you balance those two? If, you  
1708 know, if the, if we can mitigate the storm water issues, we can't change the height of  
1709 the, you know, the apartments . . .

1710  
1711 [03:39:00]

1712 **WESTERN:** . . . professional opinion right now, the building needs to have a smaller  
1713 footprint. I've done my own design on this, by the way. I did my own design, and I have  
1714 a concept that would work. But the building has to become smaller footprint. Now what  
1715 does that mean? If it's a smaller footprint, then you have to see, you know, how you  
1716 want to deal with it. But it has to be significantly smaller on the edges so that the water  
1717 can flow better, that we got more greenery for the water to run through and slow it  
1718 down, etc. So that's, you know, that's really an important part of this, is the building  
1719 needs to be just slightly smaller. The house is pretty large.

1720  
1721 **ALDER WEHELIE:** Yeah, thank you.

1722  
1723 **MAYOR RHODES-CONWAY:** Thank you. Alder Madison, is it a question for this  
1724 registrant?

1725  
1726 **ALDER MADISON:** No, Mayor, different registrant.

1727  
1728 **MAYOR RHODES-CONWAY:** Okay, thank you. Alder Bennett, is it a question for this  
1729 registrant?

1730

1731 **ALDER BENNETT:** No.

1732

1733 **MAYOR RHODES-CONWAY:** Okay. Thank you, sir. All right. Then Alder Madison

1734 was next.

1735

1736 **ALDER MADISON:** Thank you, Mayor. I just have, if Rachel, I believe her last name is

1737 Robillard, if she's still there?

1738

1739 **MAYOR RHODES-CONWAY:** Do we still have Rachel?

1740

1741 **ROBILLARD:** Yes, I am, if you can hear me.

1742

1743 **MAYOR RHODES-CONWAY:** We can. Go ahead, Alder.

1744

1745 **ALDER MADISON:** Thank you, Mayor. I just wanted to ask a quick question about a

1746 note in your comments. You mentioned this project may be able to improve on this

1747 storm water situation. Are you able at all to expand on that?

1748

1749 **ROBILLARD:** You know, I'll be honest here, the storm water management is not my

1750 area of expertise. But I did, you know, speak with somebody who has more experience

1751 in developing these lots. And, you know, my concern is that right now, there isn't any

1752 additional management on this property and that we already have a lot of flooding

1753 issues. I think that a development coming in and it being thoughtful about how the

1754 storm water management is done has the potential to have an overall improvement for

1755 everyone.

1756 You know, I read the comments from Dr. Norman and the other experts that were

1757 brought in. I don't have that background to judge those. You know, but I was, I agree

1758 with the gentleman that was speaking before, that, you know, I think there are a lot of

1759 experts and expertise that can be drawn on from this project and can be taken a look at.

1760 I think one of the things too is that the storm water plan is not usually a part of the

1761 process at this point. You know, my comment is that I think there is a lot more work to

1762 be done to make sure that this plan is manageable and will work for everyone.

1763 [03:42:00]

1764 So I do anticipate that, I anticipate there's going to be a lot more to be done in

1765 this plan and that, hopefully, we can take advantage of all the expertise that is available.

1766 So I do think, though, that doing something versus leaving this unimproved land is going

1767 to be beneficial in the long run.

1768

1769 **ALDER MADISON:** Thank you.

1770

1771 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Tishler, you had a question for

1772 the development team?

1773

1774 **ALDER TISHLER:** Yes, I do, yeah. I was wondering if they could answer the question,

1775 if they can provide 100% assurance that their storm water plan will not exacerbate the

1776 flooding issues in the area? And then kind of a follow-up to that is, do they see any

problem with drawing from the collective experience from speakers here and also from the expertise that's here in Madison that have been putting forth with plans? I mean, to just make sure that we are not, you know, compounding the problem in a known area that has flooding problems.

**MAYOR RHODES-CONWAY:** Helen, do you want to take that or pass it to somebody else?

**BRADBURY:** Yeah. Can I start and then pass it to, we have Wade Wyse. He's the engineer that's been working with us on this and with the City, and I believe the City staff is probably there as well.

So let me just say that we have read the reports that the City had, that the neighbors have commissioned. Our engineer has studied the reports that the neighbors have written. What's said that's true is that the storm water plan is not complete. I think the estimate was that it's 90% complete. But neither the City nor our engineer is going to be able to finish getting a building permit or anything like that until it's completed and I have every trust that it's not going to make matters worse, that, in fact, it's going to improve things. So can we ask Wade to comment?

**MAYOR RHODES-CONWAY:** Yep. Wade, go ahead.

**WYSE:** Yes. If everyone can hear me, thank you for the opportunity. Wade Wyse, Wyser Engineering, we prepared the storm water management plan for the project. I think the important thing to elaborate on is, in your typical process, the storm water would be a condition of approval, as approved by City staff. And I think that's still applicable here.

But I think what's important to note is that we have gone through the extra effort ahead of that broad-base comment to prepare a storm water management plan, to prepare a couple round of comment responses to the consulting engineers hired by the neighborhood, and to go through this process of getting to 90% of the way there, leaving us this 10% flexibility to work back and forth and close out this permit. That's above and beyond what is typical.

[03:45:02]

As far as the flooding concern, there's a couple points I want to make. The City has rules. The City has great rules as it relates to storm water. With our project, there are rules, and there are, I'll use the term, rules-plus. There are rules that we have to meet as typical. The rules-plus would apply because we do not have an adjacent storm sewer to immediately discharge to. So we have the rules, plus additional requirements.

On top of that, we have the rules-plus-plus, which are, the second plus would be unintended detention, it's called. And the way the site functions now and acts as a pseudo detention basin for overtopping Old Sauk Road. So in this proposal that we have in front of you, we have designed to the rules that you typically see. The rules-plus for no adjacent storm water discharge, and rules-plus-plus in that there's unintended detention that we are also accounting for in our proposal in front of you.

So I think with that, it's been a very robust plan. We have listened to the neighborhood. We have gone above and beyond. We have worked back and forth,



and we are willing to continue to work back and forth to close this last 10%. But in tradition with all other projects, you should also lean on City staff because they're very qualified and have done a great job to this point mediating the back-and-forth and providing a response to the City.

Last point I'll make is that our development, as proposed, is roughly 56%, 57% impervious. If you were to say the green roofs did not count, you would be around 60%, just over 60% impervious. Under the current zoning, the allotment for impervious is 50%. And if the current zoning were to stay intact and there was a commercial use involved, it can escalate to 60%. So our percent impervious is consistent with what the neighbors are able to do on their parcels in the same district.

**MAYOR RHODES-CONWAY:** Thank you. Alder Tishler?

**ALDER TISHLER:** Yeah. So the issue is that when the property was purchased, knowingly, they did not have access to a discharge to the storm water, and that's why you have to build the retention ponds, is that correct?

**WYSE:** The retention ponds are a tool we can use, right? The underground storage is a tool we can use. There are requirements in place to make sure the [inaudible] of water is more than the typical ordinance requirements. The most traditional way of doing that is through infiltration. That's what we're proposing with our open [inaudible] underground storm water system.

**ALDER TISHLER:** Right. But I'm just reading our City staff [inaudible] I mean, I'll maybe have the opportunity to ask him, but that's, I guess it's partly untested? This is not fully, so I mean, is that true?

[03:48:08]

**WYSE:** I would suggest there are multiple projects that we have designed, and others that have designed, using underground storage system throughout the city. This is a practice that's used often.

**ALDER TISHLER:** Right. But on a site this small? I mean, have you done this before on a three-acre site, or do you have much larger space to work with in other areas?

**WYSE:** The most common application of underground storage is in a very urban setting where real estate is very expensive. And we have done it in the city down on East Washington Corridor. We have also done it in a 60-acre residential subdivision in the city of Fitchburg back in 2014, still functioning.

**MAYOR RHODES-CONWAY:** Thank you, Alder.

**ALDER TISHLER:** Thank you.

**MAYOR RHODES-CONWAY:** Alder Bennett, more questions?

**ALDER BENNETT:** It would be for Wade. And I just, I'm not a storm water expert, and so like can you explain it to me like I'm five years old, how this would help storm water be better?

**MAYOR RHODES-CONWAY:** Wade?

**WYSE:** Yeah. So I'll try, and stop me at any point. So storm water on this site, you know, there's three things with storm water. We have to slow it down, we have to clean it, and then we have to infiltrate it. Those are the base rules that the City requires. So in our application, water hits the surface of the roof, or hits the surface of the pavement, and at that point, it's conveyed and collected in our underground system.

Which, basically, think of it as big, giant pipes that are cut off on the bottom, and they sit on a stone bed. And these big, giant pipes, they fill up with water, no different than your kitchen sink would if the plug was in. And when it fills up with water, it eventually hits that elevation where the water would flow out, you know, in emergency or a storm sewer discharge of that system and go downstream.

With the volume of water that we have to hold, or the amount of these pipes, it's a function of the rules. And what we have for onsite soils and the intensity of the rainfall, and we take all this water, and we create a system where we have volume and surface area to infiltrate. And with those rules, we've set that at these rules-plus-plus, as I described before.

We could always make this system bigger. There is more room to make it bigger. If there is a discussion back and forth on the infiltration rate in the soils, we can, again, make the surface area bigger. What we've done right now is we've met the rules and rules-plus-plus to show that we've mitigated all these concerns as it relates to addressing the ordinance.

**ALDER BENNETT:** Okay, cool. I think I got it, less big words that I didn't understand. So thank you. And then I have a question too for Helen. And, no, I'm not trying to drag this out. But I just wanted to understand, from your perspective, like there's several residents here that's felt like their voices and concerns weren't heard by the developer. So can you tell us more about like the neighborhood meetings that you had and the engagement that you had with residents?

[03:51:28]

**BRADBURY:** Yeah. Our first neighborhood meeting was back in October. And maybe I should go back further than that. When we looked at the site, with the land-use category that it was in, we could have gotten 30 to 70 units, so that would have been the 210 units that people have talked about. And that, in our opinion, was too big, too big for the site, too big for management. So we settled on the 4-story, 175-unit property. We did not go in there thinking that they're going to shoot that down, let's see what we can get away with. That's not how Stone House has ever operated in 26 years.

So at any rate, so we went in with a four-story building, and, yes, it is the same footprint, and 175 units. They were concerned about the height, and they were concerned about parking. Our parking ratio at the time was 1:1. That neighborhood

meeting was attended virtually. Tim Parks was the City Planner. Over 243 registrants, I believe, so it was well attended, and it went very late.

We came back, in between that meeting and our second meeting, I believe, and, Alder Guequierre can check me on this, we received, I believe, 56 questions, written questions, from one of the neighbors, saying that he represented all the questions that the neighbors had. Between Tim Parks and the City staff and Stone House and Wade, we answered those questions.

We then had our second meeting, where we went in with the smaller height and the smaller footprint, and more parking. And then subsequent to that, I believe we received additional questions from the neighbors that took hours and hours to answer. I am not aware, I believe it was Mr. Peterson(?) who said he asked to meet with us. I've asked my staff just now, and I'm not aware that that request was ever made to us, to Stone House. And I can't speak for the City. But had that request been made, we would have met. But we did take their experts, Professor Norman and their consultant, and went through it point by point with Wade.

[03:54:05]

So I think it's a little disingenuous to say that we weren't responsive. We tried to be. But we heard mixed messages. Some people thought, just do 30 units an acre. That would be 114 units. Well, that was in opposition to other neighbors saying all they wanted was townhouses and what they kept calling the missing middle. So it didn't seem that we were going to be able to bridge the gap between what we felt was possible and what they desired. So we tried. I guess that's all I can say.

**ALDER BENNETT:** Thank you, that's it. I appreciate it.

**MAYOR RHODES-CONWAY:** Thank you. Alder Latimer-Burris, additional questions?

**ALDER LATIMER-BURRIS:** Sure. I just wanted to ask the engineer a question about, following up on Alder Bennett's question about, meeting the ordinance or meeting the rules. So I wanted to ask you, is our ordinance or our rules enough, is the first question that popped into my mind as you were talking? I know it's not your problem. You don't set them. You don't set the rules.

But it's like the [inaudible] situation. You know, it was never a problem with the parts per trillion, you know, with how much was in the water, because there was no standard. So you could honestly say it's not a problem because there's no measurement. So I'm wondering, with this project, is their ordinance or rules enough?

**MAYOR RHODES-CONWAY:** Wade?

**WYSE:** Yeah. So I will say, you know, we do a greater majority of our work as Dane County area. But we do work in the Milwaukee area and throughout the state of Wisconsin. And I would say the City of Madison's rules are very robust. I would say on this project, they are robust and then probably as stringent as any rules of any storm water report that we've written because of the storm [inaudible] discharge and because of the unintended detention that exists currently on the site.

1960 So, you know, you have to set rules. You have to set them high enough that  
1961 development can still happen and still protect the downstream properties. But the rules  
1962 on this project and the rules in the city are very robust compared to statewide initiatives.  
1963

1964 **Vote and Discussion, 05:51:00-06:59:16**

1965  
1966 [05:51:01]

1967 **MAYOR RHODES-CONWAY:** That will take us to item 13. Item 13 is Legistar 83477,  
1968 a substitute creating sections in the Madison General Ordinances to change the zoning  
1969 of property located at 6610-6706 Old Sauk Road. If it is the will of the body, we could  
1970 take up items 13 and 49 at the same time. Seeing no objection to that, we'll take up  
1971 items 13 and 49 at the same time. Item 49 is Legistar file 82979, approving a certified  
1972 survey map of property owned by Stone House Development, Incorporated, located at  
1973 6610-6706 Old Sauk Road. On items 13 and 49, President Figueroa-Cole, a motion,  
1974 please.

1975  
1976 **ALDER FIGUEROA-COLE:** Move to adopt.

1977  
1978 **MAN:** Second.

1979  
1980 **MAYOR RHODES-CONWAY:** Moved and seconded to adopt the items. One items 13  
1981 and 49, are there questions for staff? Alder Gueguierre.

1982  
1983 **ALDER GUEGUIERRE:** Yes. There's been much discussion from the registrants  
1984 tonight about the issue of storm water management and how that will be handled. I  
1985 think it's important to note that we just unanimously approved a very huge building for  
1986 which the storm water management plan has not been developed at all but is a  
1987 requirement of the, recommended requirement for an eventual conditional use permit.

1988 I'd like to ask staff, especially if we still have available a representative from  
1989 Storm Water Engineering just to educate us, remind us how the process would work  
1990 from here, given that we've perhaps got something approaching a 90% storm water  
1991 permit but not a complete one. That still needs to be completed to satisfy the ultimate  
1992 condition. Could you take us through that, please.

1993  
1994 **MAYOR RHODES-CONWAY:** Thank you, Alder. We have both City Attorney Jim  
1995 Wolfe and Assistant City, City Attorney, oh, my God, I'm sorry, folks. We have City  
1996 Engineer Jim Wolfe and Assistant City Engineer Greg Fries here.

1997  
1998 **WOLFE:** I think Greg is probably the best person to speak to that question.

1999  
2000 **ALDER GUEGUIERRE:** Yes, that would be great if Greg could respond to that.

2001  
2002 **FRIES:** Yeah. So good evening, everybody, or I guess, actually, morning. So, boy, my  
2003 light is terrible here. Give me one second. There we go, that's better. Okay. So the  
2004 way this process would work 95% of the time would be for a plan approval to go through  
2005 both Plan Commission and the Common Council with compliance with Chapter 37,

which is the storm water ordinance, as a condition of approval. And staff would work with the developer to meet those conditions.

[05:54:19]

I would point out one slight difference between this and the Starkweather project that both have similar conditions. The Starkweather plat has access to Starkweather Creek, a point to discharge, where this development on Old Sauk Road has no public storm sewer to discharge to. So they are discharging where the city has no easement onto adjacent private property. So that complicates their storm water management, as I believe Wade Wyse referred to. I can't remember what he called it, storm water stage 1, stage 2, stage 3, I believe is how he referred to that in his presentation. So they are slightly different. But the approach normally would be the same.

**ALDER GUEGUIERRE:** Thank you, Greg. In arriving at, or in satisfying meeting the conditions that are likely to be in a conditional use permit regarding storm water, is it conceivable that there could be a continuation of the kind of suggested collaboration that we had here this evening with the third-party engineers that already have some familiarity with this?

**FRIES:** That would be unusual, although, in fairness, this entire process for this site has been unusual. It is rare to have a third-party engineer. It's not so rare to have a third-party engineer that is impacted by the site, as is the case for the two people on this site, on the road where this discharges to, but it is a little bit rare that the group would hire a third-party engineer to review and provide comments ahead of time.

Certainly, we will work through those comments, and we take them seriously. And I do want to point out, though, that some of the concerns that were brought up tonight are not addressed by ordinance. So it is possible for the applicant to address my concerns, which, and my concerns are those that I have jurisdiction to review under Chapter 37, and not address the concerns of the neighborhood.

**ALDER GUEGUIERRE:** Thank you.

[05:57:00]

**MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Vidaver, questions?

**ALDER VIDAVER:** Yeah. There was reference in the public comments to the watershed studies, and I was desperately trying to figure out which watershed it is that's relevant. And what I was finding is it looked like the one that was relevant actually is done. Can you just help us walk through that?

**FRIES:** Yeah. I actually can't remember what this one is called, off the top of my head. But it is done. This area, as a whole, drains to Stricker's Pond, which then drains to Tiedeman's Pond in Middleton, and then is lifted with a pump system to Lake Mendota by the city of Middleton. That's how this system works. And this area does currently flood. So the Old Sauk Road, there's an enclosed depression(?). I can share my screen if you want. I have a map up.

2051 But it, currently, there's a low point in Old Sauk Road that actually floods onto  
2052 this property. Wade referred to it as unintended detention, which is how the ordinance  
2053 calls it. And then it floods through and between two property owners' homes to the cul-  
2054 de-sac. And my brain is locking up. I can't remember the name of the cul-de-sac, off  
2055 the top of my head, Spyglass, there we go. And so we have, while we have a sanitary  
2056 easement between those homes, we do not have a storm sewer easement. It's a little  
2057 bit complicated, the lot history there.

2058 But the space between those two homes, at one point, was going to be an outlot.  
2059 And at some point, you know, when this area was originally platted back, presumably, in  
2060 the '70s, that outlot was not, was sold to private property owner that is one of those two  
2061 property owners that is at the end of the cul-de-sac. So it looks, when you look at it, like  
2062 that outlot was intended to be sidewalk at some point and a storm sanitary easement,  
2063 but that is not what got built. So there is a sanitary easement but no storm [inaudible].  
2064

2065 **ALDER VIDAVER:** Okay. So then what is the process then? So, obviously, right, the  
2066 building, they have to submit all their plans. You said that, you know, what you're trying  
2067 to accomplish isn't necessarily everything that the residents want, but understanding  
2068 that, right, we don't want to build something that is going to impact, adversely impact the  
2069 other residents' homes worse than they are now. How do we make that happen?  
2070

2071 [06:00:10]

2072 **FRIES:** So I don't have a great answer for that. I should be more specific about what  
2073 the issues are that I don't think will be addressed by Chapter 37. And that is largely,  
2074 you heard several residents talk about sump pumps in their basement and groundwater.  
2075 And you also heard Wade talk about, you know, that they're infiltrating, plan to infiltrate  
2076 a great deal of water and that then the residents, you know, brought up concern that  
2077 that would make their already-existing wet basements wetter, potentially.

2078 Chapter 37 does not address groundwater. I'm not aware of any state, local,  
2079 county, any regulations that address where water goes once you put it into the ground.  
2080 So that is specifically the thing I was referring to, that we are not going to, we being  
2081 engineering, would not address with our review.

2082 And in fairness, it is, trying to figure out that answer is exceedingly complicated,  
2083 well outside of my range of expertise. Generally, a hydrogeologist would be brought in  
2084 to do something like that. And it takes quite some time. You put in monitoring wells.  
2085 You have to monitor flow. Sometimes dye is used. Again, I've actually never seen that  
2086 done in a development situation. It is done, but I've never actually been part of that,  
2087 except way back in my grad school days, so.  
2088

2089 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Harrington-McKinney,  
2090 questions?  
2091

2092 **ALDER HARRINGTON-MCKINNEY:** Yes. Greg, it is so good to see you. And let me  
2093 just say this. And the reason that I really weighed in on the storm water is because you  
2094 walked, our staff walked through this process with me during the 2018 flood. And when  
2095 residents called, because, you know, there was water in their basement, water in their  
2096 backyard, you showed up, and you listened to them.

2097 And so what I'm understanding is that that is what's missing in this piece is that  
2098 there was a feeling that they were not heard or listened to. And it was your experience,  
2099 I know that one of my residents called. I mean, she had no problem in calling at 2:00  
2100 and 3:00 in the morning, and literally, you know, there were times that, you know, just  
2101 the fact that we heard her and we addressed those, it wasn't exactly what she wanted,  
2102 but the fact that she felt listened to, and that was critical.

2103 [06:03:23]

2104 And so what I've heard tonight is that the community did not feel listened to. And  
2105 one of the suggestions that was asked, you know, what would be the time period for  
2106 that table, listening discussion to happen? And someone said, a month or two months.  
2107 I mean, it's a short period of time. And so my ask, because I don't know. You are  
2108 absolutely the expert. And I know that when it happened in my district, the fact that you  
2109 were willing to sit at the table with those persons who were involved and listen, I mean,  
2110 the outcome was the outcome in terms of your . . .

2111  
2112 **MAYOR RHODES-CONWAY:** Alder, a question?

2113  
2114 **ALDER HARRINGTON-MCKINNEY:** Yeah, there's a, that's my question is, would you  
2115 be willing to sit at the table? When I say sit at the table, I mean, to really bring in that  
2116 table discussion that one of the residents asked for, to sit at the table and have that kind  
2117 of conversation, and have Stone House and you, the staff, and representatives come  
2118 and have that conversation. That is my ask. That's my question.

2119  
2120 **FRIES:** Well, I think I'm, so I think engineering generally does that as much as we can.  
2121 I do want to say, though, that I, while I'm happy to sit down with, you know, Wade and, I  
2122 know all the people involved here, or at least have heard of them in terms of the  
2123 professor at UW. But the engineer they hired, Chuck Mann(?), I've worked with for my  
2124 entire career. Wade I've worked with for, you know, the last 10, 15 years. So I know  
2125 the people who are doing the work. We can certainly work together and sit down and  
2126 do this.

2127 But I do want to be clear, I don't have any authority to address some of the  
2128 concerns that the neighborhood brought up. So while I can sit down, and we can work  
2129 with them, I can't, I don't, the ordinance doesn't give me authority to do more, you know.  
2130 As I said, and I wrote a memo, that some of you may have seen, to the Planning  
2131 Commission, kind of stating where they are. And Wade correctly referred to this as  
2132 about a 90% storm water management plan. That's what I said in the memo.

2133 They have some things to do in terms of overflow and how the residents  
2134 mentioned how they are going to open up that soil and maintain that open soil that they  
2135 plan to amend. Those things have to be addressed to meet Chapter 37 to meet that  
2136 bar.

2137 [06:06:06]

2138 The residents are asking, I think, for some other stuff, and I'm happy to meet with  
2139 everybody. But my authority is somewhat limited with regard to asking for, I'll say,  
2140 more. I just wanted to be clear.

**ALDER HARRINGTON-MCKINNEY:** I'm clear on that. And so I'm not asking you to go beyond what's in Chapter 37 and what you can do. That's not what my ask was. My ask was, would you be willing to sit at the table with those individuals from Stone House, those individuals from the community, and have that session, that listening conversation and exchange? That's all I'm asking for. That's a thumbs-up, thank you. How do we get to that point? I mean, Madam Mayor, how do we move this item to that point, with that thumbs-up? You give me instructions? What do I do?

**MAYOR RHODES-CONWAY:** I mean, I think it depends on if you want to codify it or not. If you're willing to hear from staff that they're going to do that, then you don't need to do anything more. If you want to codify it, I would suggest you work with the City Attorney to figure out. I'm not familiar enough with the underlying documents to be able to guide you here.

**ALDER HARRINGTON-MCKINNEY:** Okay. So this is before us, and I don't want it to be passed before I have that conversation with the, and ask for, because I want to do it right, and I don't know how to do it right. That's why I'm asking.

**MAYOR RHODES-CONWAY:** So, Alder, I can't guide you. I don't have the, I don't have the resolutions in front of me. So you'd have to talk to the City Attorney. We're still in questions for staff though, so we haven't even begun discussion. Thank you, Alder. Vice President Duncan?

**VICE PRESIDENT DUNCAN:** Thank you, Mayor. I just have a question. So when we are looking at this tonight, determining whether or not we are passing this, we are only able to look at the storm management process from what the City has purview to review. And so I understand, listening to what Greg was saying, there are other pieces that the residents are wanting addressed. But at the end of the day, whether it's this project, whether it's a smaller-size project on that property, when we are looking to approve, it's only with what we have purview to approve, correct?

**MAYOR RHODES-CONWAY:** Alder, I'm going to try, because the City Attorney is in a side bar. The, yes, the standards that you are operating under are what is in the ordinances. And I don't think that you can exceed that. And I'm going slowly because perhaps Attorney Smith has a different opinion. But I think that you have to be guided by the ordinances. But Attorney Smith perhaps wants to say more.

[06:09:30]

**SMITH:** Thanks, Madam Mayor. I was just going to, Vice President Duncan, you're correct. And the storm water drainage issue is not relevant to either of the things that you have before you and in front of you today, right? You have a rezoning, which is a map amendment. You have a CSM. It would be, in my opinion, unlawful to use the lack or 90%, or whatever it is, of the storm water management plan to be the basis for your vote for either of those items.

**VICE PRESIDENT DUNCAN:** Thank you, Attorney.



2188  
2189 **MAYOR RHODES-CONWAY:** Thank you, Attorney Smith. So but just to be clear,  
2190 there is a condition of approval after the Council acts that staff need to clear regarding  
2191 storm water management plans. That's included in the motion is that condition of  
2192 approval. And if, separately, the Alder, staff, whoever, wanted to facilitate a process  
2193 around a conversation of any of those conditions of approval, that would be acceptable.  
2194 Until an attorney says no, we're going to take that as true. Okay. Thank you, Vice  
2195 President Duncan. Alder Rummel, questions?

2196  
2197 **ALDER RUMMEL:** Thank you, Mayor. I just, one way, I guess I'll follow up on the  
2198 storm weather, storm water, whatever it is. It's pretty much part of the conditional use  
2199 process, which we're not looking at. And I think that's kind of what the attorney was  
2200 saying. It's like that's something that's in a different thing. Staff was the final, you  
2201 know, that 10% is, so I think that's what just my view of what the answer is to the  
2202 question that was asked before.

2203 My question is totally different. Thank you, Greg, nice to see you. But it's more  
2204 like, could staff help us understand this rezoning? Like I think there's like this big angst  
2205 and disconnect with the TRU2(?) zoning and how it fits kind of the neighborhood  
2206 character. And if Kevin or Bill can walk us through that. You know, some of the public  
2207 comments, the written comments called it like high density, and so could you also talk  
2208 about, you know, the low, medium or the comp plan part of it.

2209  
2210 [06:12:05]

2211 **MAYOR RHODES-CONWAY:** Alder, I'm just ask that no other Alders leave the room,  
2212 Alder Knox. Okay, thank you. Sorry, Alder, who's that a question for?

2213  
2214 **ALDER RUMMEL:** I think Kevin is smiling like he could answer.

2215  
2216 **KEVIN:** I will try. I didn't know if Bill wanted to jump in. But Bill can add if there's  
2217 anything. So as far as the rezoning question here, first, I would just point to, a lot of this  
2218 information is in the staff report, so I'll do my best to summarize some of the rezoning  
2219 and plan consistency analysis.

2220 And the underlying plan recommendation here is LMR, or low, medium  
2221 residential. And at its base level, without any of the additional language, low, medium  
2222 residential would recommend up to a 3-story building and up to 30 units an acre. So  
2223 that's the base plan recommendation.

2224 From there, and it was mentioned during the public hearing testimony tonight,  
2225 there is a note in the plan that in select conditions, additional intensity and density could  
2226 be allowed, up to 4 stories and 70 units an acre. So it just, as a reference point again,  
2227 this project, at 138 units, has a calculated density of 36.6 units an acre, and it's a 3-  
2228 story building.

2229 Now the factors to consider, there's four, and I'm just going to note these here.  
2230 The select conditions in which additional intensity or density could be considered  
2231 consistent, it includes relationships between proposed buildings and their surroundings,  
2232 natural features, lot and block, characteristics, and access to urban services, transit,  
2233 arterial streets, parks, and amenities. So if the Council were to find that it met those,

based on those factors, it could find that the additional density, up to 70 units an acre and 4 stories, would be consistent.

So then your, the other part of your question is the TRU2 zoning district and as far as how that relates. And as noted in the staff report, the TRU2 zoning district is the least-intensive zoning district that would allow the project as proposed. And that largely has to do with the usable open space requirements in the zoning code. So the TRU1 district has a higher open space requirement. So TRU2 would be the least-intensive conventional district that would be allowed.

**ALDER RUMMEL:** Thank you. I . . .

**KEVIN:** To implement the proposal. And it would, I guess to, and to be very clear, and it's, again, noted in the staff report, it would allow also, the TRU2 would allow that development, but it would allow development that's also more intensive.

[06:15:06]

**ALDER RUMMEL:** And so in the staff report, there is comments saying like, you know, the acknowledgement that the scaling mass of this proposed building will be unlike the residential buildings and surrounding area. But it also kind of leaves open the possibility that this is maybe the front end of a transition and, or maybe not so much this immediate block, but just the whole corridor. Can you talk a little bit about that?

Like the growth map talks about, you know, the comp plan growth map does have Old Sauk Road as, you know, with two points on it, one at Gammon and one, I guess, at Rosa Road. And so this is in between there. Can you help us see how the future is going to, you know, unfold?

**KEVIN:** Sure. Well, and I would first speak to the . . .

**ALDER RUMMEL:** Not predicted but . . .

**KEVIN:** Sure. And I would just note that the corridor itself is comprised of several different land use recommendations, so, you know, different points of Old Sauk Road are going to have different recommendations. Some are going to be LMR. Some are other recommendations. And, again, whether not it's going to be the LMR, the base LMR, again, the 3-story, 30 units an acre version that, again, would be less intensive, or the one that if it was found, a site would also still have to be found to be appropriate based on those special, or I'm sorry, those select conditions.

So it's going to vary, and it's going to vary significantly based on what the underlying land use recommendation. At this point, you know, the recommendations we have right now are the comprehensive plan. If the, if there are additional recommendations that are adopted as part of the special area plan process, you know, those would provide additional guidance. And that process is obviously ongoing at this time.

**ALDER RUMMEL:** Is there, like what's the timeline for like a subarea plan for this area? Is it, is that on the list, you know, like . . .

2280  
2281 **KEVIN:** This one is underway. This is the west area plan, which is underway right now.

2282  
2283 **ALDER RUMMEL:** Oh, it's in the west area plan, okay. Thank you, that's all.

2284  
2285 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Bennett, questions?

2286  
2287 **ALDER BENNETT:** Yeah. I just had a question for Greg. And I recognize that there,  
2288 that like it seems like some of the concerns fall outside of like what we are supposed to  
2289 be considering today. But I just wanted to make it clear for the residents that came here  
2290 today and have concerns, you know, that they don't want their basements to be flooded,  
2291 and especially even more so with this. So what would your recommendation be to them  
2292 to have their concerns addressed? Like what path should they go through?

2293  
2294 [06:18:14]

2295 **WOLFE:** I'll hop in on this one, Alder. So I think, from the position of city engineering,  
2296 we're not really in a spot to make specific recommendations and engineering decisions  
2297 for individual private property owners. We certainly do acknowledge that they have  
2298 some very valid concerns here. But, like Greg had mentioned, you know, we're kind of  
2299 limited under ordinance to what we can review and approve and direct the applicant to  
2300 do in this particular situation.

2301  
2302 **ALDER BENNETT:** Okay. Thank you.

2303  
2304 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Wehelie, questions?

2305  
2306 **ALDER WEHELIE:** No, Madam Mayor. It was answered. Thank you.

2307  
2308 **MAYOR RHODES-CONWAY:** Okay. Thank you very much. Sorry, I failed to see you  
2309 put your hand down. Are there any additional questions for staff on items 13 and 49?  
2310 Seeing none, the items have been moved and seconded. Is there discussion on items  
2311 13 and 49? Alder Harrington-McKinney.

2312  
2313 **ALDER HARRINGTON-MCKINNEY:** Am I in order to have a substitute?

2314  
2315 **MAYOR RHODES-CONWAY:** You are.

2316  
2317 **ALDER HARRINGTON-MCKINNEY:** Okay. And my substitute for items 13 and 49 is,  
2318 refer items 13 and 49 to, when is the next Council meeting? Help me with the date. To  
2319 refer items 13 and 49 to, back to the Council, and I'll get the date, and to instruct the  
2320 staff, Stone House, and identified representatives from the community to meet to review  
2321 storm water issues. 7-2, okay, I'll be more specific. Refer items 13, 14, excuse me,  
2322 items . . .

2323  
2324 **MAYOR RHODES-CONWAY:** Thirteen and 49.

**ALDER HARRINGTON-MCKINNEY:** . . . okay, 13 and 49 to the next Council meeting on 7-2, and that to instruct the staff, Stone House, and identified representatives from the community to meet to review storm water issues.

**MAYOR RHODES-CONWAY:** Thank you, Alder. That's a motion. Is there a second?

**WOMAN:** Second.

**MAYOR RHODES-CONWAY:** Moved and seconded to refer the item, both items to the July 2<sup>nd</sup> Council meeting with an instruction to staff to convene a meeting with relevant parties around storm water issues. Is there a discussion on the motion? Alder Harrington-McKinney, do you wish to speak to it?

[06:21:23]

**ALDER HARRINGTON-MCKINNEY:** No, I think we've spoken to it in length.

**MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Gueguierre on the motion to refer?

**ALDER GUEGUIERRE:** Yes. I don't know if anyone else has done this, but I've read all of the storm water reports, including those from the independent engineers, several times. I've even checked some of the arithmetic to make sure it worked. I think that in two weeks, no new issues will come up that already haven't been brought up before. I think the critical things that need to be done to finish this off and to have an efficient and complete and dependable storm water management, for that matter, maintenance report, are going to come up in a different process through the conditional use permit, which is not on the agenda tonight.

And it's going to take longer than two weeks to get that done properly because of the complexity of the issue. I mean, the thing that Greg has mentioned about those things that for which we do not have authority under the ordinance are with regard to the complexities of soil infiltration. But we have all that data. There's an interesting, by the way, I just, I found those reports fascinating. I really appreciated the fact that there was this intellectual jousting between very competent engineers on all sides, including City staff. And it was just fun to, intellectually, to see that process.

But I think the process out there, you know, part of, I know this is complicated, but part of the uncertainty here and the reason that it's, we've got comments and speculation about what could happen is because there are things we don't know, and it will take more studies, or are not part of our authority to do.

So I think we're better off for the City to move forward to where we can really address the issues here in the final development of the final proposal. That's why I asked about whether there could be any input in that process from the independent consultants. There may not be much we can do about it because we don't have authority under the ordinance, but I think that's where we're going to get it solved.

**MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Wehelie?

[06:24:02]

**ALDER WEHELIE:** Thank you, Madam Mayor. I agree with Alder Gueguierre. And I think the reason why I agree with Alder Harrington-McKinney for referral is we have heard from so many of the residents. So two weeks might not be enough. But I'm wondering if it's okay with Alder Harrington-McKinney if she could be amenable to August or maybe July 16<sup>th</sup>. That will have at least a month to convene and hear some of the residents' concern.

So if, you know, maybe just amend what Alder Harrington-McKinney amended, instead of July 2<sup>nd</sup>, to July 16<sup>th</sup>, and convene with the residents. As a City, we have obligation to hear our constituents' concerns. Even sometimes it might not be the, what the outcome might be, but at least we give them the opportunity to be heard. So I would like, if it's okay with Alder Harrington-McKinney, to push to the 16<sup>th</sup>, which will give us at least a month to convene and have this conversation with the constituents and all the stakeholders. Thank you.

**MAYOR RHODES-CONWAY:** Thank you. I'll remind us collectively that changing the motion requires unanimous consent of the body, or we have to dispense with the motion as made first. But it seems to me that Planner Furkau(?) would like to weigh in on this question.

**FURKAU:** I just wanted to note, in regards to just the CSM, there is a state requirement that the City acts on it within 90 days. And while I believe the July 2<sup>nd</sup> would be just in that 90-day window, I believe past that, we would be, we'd be past the time of when the City could act on that. And so it would be assumed to be an approval if the City didn't take an action before that. That, again, replies not to the rezoning but only the CSM.

**MAYOR RHODES-CONWAY:** Thank you for clarifying that. I suspected something similar was true. And if you all will recall, we have been here before where we failed to act on a CSM, and it was approved without any of the conditions that staff had put on it. The applicant kindly agreed to follow those conditions, but that's not a guarantee. So we really do need to act on the CSM within the appropriate time window. So given that . . .

**ALDER WEHELIE:** I [inaudible], yeah.

**MAYOR RHODES-CONWAY:** Thank you, Alder Wehelie. Alder Conklin, discussion?

**ALDER CONKLIN:** Yes, thank you, Mayor. I just ask that we do not support this and we go forward with this on, you know, we have heard from them time and time again, the residents that live there. And unfortunately, the storm water management is not in front of us today. So I ask that we stay on task and we just go ahead forward with what's in front of us today. Again, if folks feel like they have not been heard, they can reach out to the City departments and officials and us Alders.

And, again, we had many, many west side, west area plan engagement sessions that people could partake in, and I ask that they took that opportunity do so, and, if not, to please reach out to us, and Alders, or the City staff to have their questions answered.

2418 And I ask that my colleagues do not support this, and let's continue to push through this  
2419 and get this done. Thank you.

2420  
2421 [06:27:37]

2422 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Latimer-Burris?

2423  
2424 **ALDER LATIMER-BURRIS:** Yeah. And I'm always about, you know, engaging the  
2425 community and not just, you know, what's it to give them two weeks to, you know, give  
2426 them some, you know, satisfaction that they're being heard and they understand and  
2427 things aren't going bizarre. I went in this situation with my district. We ended up pulling  
2428 people together, found out that we're really all on the same page, just using different  
2429 language. And it's a running theme tonight.

2430 You know, there's a lot of people that have spent a lot of time showing up tonight  
2431 to say they don't feel like we engage. They feel like it's rushed. And I think there's  
2432 something that we can listen to. We don't have to poo-poo them and rush through it. I'll  
2433 support either way, but, I mean, I'll first support to try to give them two weeks to, for  
2434 people just to have conversations.

2435  
2436 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Rummel?

2437  
2438 **ALDER RUMMEL:** Thank you, Mayor. While I'm sympathetic to the concerns about  
2439 not feeling listened to, a referral based on storm water doesn't change anything in two  
2440 weeks, as Alder Gueguierre mentioned. I mean, I think it could work really well, and  
2441 everyone could come to see that. And there's still this proposal in front of us that some  
2442 hundreds of people don't like. So that's, to me, the underlying issue, not the storm  
2443 water, which I do believe can be resolved.

2444 And honestly, I got to say, having cisterns or whatever they're called underneath,  
2445 seeing that like at this stage is so unusual. I've been on the Council since 2007. I can  
2446 only tell you one time that I saw that. It was for a major commercial developer doing a  
2447 grocery store on East Washington, and they were going to do these storage tanks. I  
2448 don't think I've ever heard about that before. So the fact that you have this like very  
2449 complex 90%, I just, I don't know that you'll get to the 10%. And I really kind of think it  
2450 will probably, I mean, this is my just opinion on it, as an expert, that can be resolved.

2451 But the larger questions of, you know, some people don't like this thing, and what  
2452 about that? That's not going to be fixed by this referral. So I won't support it as it is  
2453 framed. Thank you.

2454  
2455 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Bennett?

2456  
2457 [06:30:00]

2458 **ALDER BENNETT:** Yeah. I just wanted to kind of bounce off of what was just stated  
2459 there and really bring into what kind of may have come off as like a throw-away or like,  
2460 not a throw-away, but a wild(?) comment. But very important, like Attorney Smith gave  
2461 us very clear direction that she finds that this would be unlawful to base a decision  
2462 tonight based off of storm water. And that is practically the most stern advice you can  
2463 get from an attorney, that should you take a vote like this, it would be unlawful.

2464           So I think that we really need to take that into account. And I really do  
 2465 sympathize with you all. Like I don't want my, I wouldn't want my basement to be  
 2466 flooded either. I get that. And I would really highly recommend that with all these city  
 2467 processes, connecting with the Alder, and seeing if there's a way to like connect with  
 2468 the developers to make sure you're continuing having those conversations is important.  
 2469 So I don't think, we cannot just base a decision tonight based off of storm water. It  
 2470 would be unlawful for us to do so.  
 2471  
 2472 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Govindarajan?  
 2473  
 2474 **ALDER GOVINDARAJAN:** I call the question, the previous question.  
 2475  
 2476 **MAYOR RHODES-CONWAY:** You're the last person in the queue.  
 2477  
 2478 **ALDER GOVINDARAJAN:** Great, thank you.  
 2479  
 2480 **MAYOR RHODES-CONWAY:** Thank you, Alder. All right. So the motion that's before  
 2481 us is the Harrington-McKinney motion to refer these two items to the July 2<sup>nd</sup> Council  
 2482 meeting, with instructions to convene a meeting around the storm water issues. On the  
 2483 motion to refer, anticipating disagreement, all those in favor, aye, those opposed, no, as  
 2484 your name is called. And the Clerk will please call the roll.  
 2485  
 2486 **CLERK:** Alder Govindarajan? No. Gueguierre?  
 2487  
 2488 **ALDER GUEGUIERRE:** No.  
 2489  
 2490 **CLERK:** No. Harrington-McKinney?  
 2491  
 2492 **ALDER HARRINGTON-MCKINNEY:** Yes.  
 2493  
 2494 **CLERK:** Aye. Knox?  
 2495  
 2496 **ALDER KNOX:** No.  
 2497  
 2498 **CLERK:** No. Latimer-Burris?  
 2499  
 2500 **ALDER LATIMER-BURRIS:** Aye.  
 2501  
 2502 **CLERK:** Aye. Madison?  
 2503  
 2504 **ALDER MADISON:** No.  
 2505  
 2506 **CLERK:** No. Martinez-Rutherford?  
 2507  
 2508 **ALDER MARTINEZ-RUTHERFORD:** No.  
 2509

2510 **CLERK:** No. Myadze?  
2511  
2512 **MAYOR RHODES-CONWAY:** Come back.  
2513  
2514 **CLERK:** I'll come back. Rummel?  
2515  
2516 **ALDER RUMMEL:** No.  
2517  
2518 **CLERK:** No. Tishler?  
2519  
2520 **ALDER TISHLER:** Aye.  
2521  
2522 **CLERK:** Aye. Verveer?  
2523  
2524 **ALDER VERVEER:** No.  
2525  
2526 **CLERK:** No. Vidaver?  
2527  
2528 **ALDER VIDAVER:** No.  
2529  
2530 **CLERK:** No. Wehelie?  
2531  
2532 **ALDER WEHELIE:** Aye.  
2533  
2534 **CLERK:** Aye. Bennett?  
2535  
2536 **ALDER BENNETT:** No.  
2537  
2538 **CLERK:** No. Conklin?  
2539  
2540 **ALDER CONKLIN:** No.  
2541  
2542 **CLERK:** No. Currie?  
2543  
2544 **ALDER CURRIE:** No.  
2545  
2546 **CLERK:** No. Duncan?  
2547  
2548 **VICE PRESIDENT DUNCAN:** No.  
2549  
2550 **CLERK:** No. [Inaudible] Field?  
2551  
2552 **ALDER FIELD:** No.  
2553  
2554 **CLERK:** No. Figueroa-Cole?  
2555



2556 **ALDER FIGUEROA-COLE:** No.

2557

2558 **CLERK:** No. And, Alder Myadze, are you on there?

2559

2560 **ALDER MYADZE:** Yes. No.

2561

2562 **CLERK:** No. All right. That is 4 noes and 15, or sorry, 4 ayes and 15 noes.

2563

2564 [06:33:04]

2565 **MAYOR RHODES-CONWAY:** With four ayes, the motion fails. We're back to the  
2566 underlying motion, which is to adopt. Is there further discussion? Seeing no further  
2567 discussion, Alder Gueguierre?

2568

2569 **ALDER GUEGUIERRE:** I'm throwing away my eloquent speech here. I'm just going to  
2570 point out, two bits later, but I'm going to go through a couple of numbers just to put  
2571 some perspective on what we're looking at here in the implications of not approving it,  
2572 not that we can't. But we're looking at 138 units, that comes out to just under 37 units  
2573 per acre for 3.7 acres. There's been a lot of mention, and I think we'd all be more  
2574 comfortable in this whole situation, not to mention the residents, if we could have  
2575 something that was less dense.

2576 And let's talk about, because I looked at this and ran some numbers. What  
2577 about if we had 15 per acre, and they were duplexes, and let's just say, because they're  
2578 typical in the neighborhood and around the west side, 2-story, 1,500 square foot  
2579 duplexes, 1,500 each side, 2-car garages. At 15 per acre, that would be 56 units, 28  
2580 buildings, which could kind of fit on here.

2581 But I want to point out, from a discussion that we had at the Plan Commission  
2582 meeting, the real implication there is that that doesn't work economically at the price  
2583 that the owners extracted or negotiated with the developer. And in fact, if you, it's not  
2584 linear, but if you made that discussion, the, what we're really being asked to do is, by  
2585 refusing to go forward with this, we're really hoping that the owners would be willing to  
2586 drop their price by at least \$1 million and, I think, probably closer to \$1.4 million.

2587 We could do that to achieve a certain end there, but that's what's involved. Two  
2588 parties in our capitalist, free-market economy came to a negotiated decision on what  
2589 that land was worth. But that's what it would take to be able to do this.

2590 Now the elephant in the room remains the issue that we're not going to get into in  
2591 more detail tonight about storm water. But it's an important thing to know here, okay.  
2592 So I'm really going to put you, this will not take long, but I'm going to throw a bunch of  
2593 numbers at you.

2594 Predevelopment, this is 161,025 square foot piece of property currently, before  
2595 development, with 19,869 square feet of impervious area, basically, roofs of buildings  
2596 and a few walkways and driveways, and 141,156 square feet of woods and grass that's  
2597 obviously permeable. The Stone House proposal, in that same area, has 97,323 feet of  
2598 impervious, although you could give a little credit to the 8,033 square feet of green  
2599 roofs, leaving 63,702 square feet of grass or pervious areas. And hence, they're going  
2600 underground to do some of these storage things and so forth. It's just hard to make this

very difficult storm water site work with 63,702 square feet of grassy area. So we've got to do all of those other things.

[06:36:50]

But here's the problem. We just talked about what it takes. We got to knock \$1 million to \$1.5 million out of the price to be able to get down to something that's less dense, let's say, 56 condominiums, but 2 stories. So now I got more roof per unit and everything else. I've got more walkways, more driveways, everything else to make that work. And roughly speaking, that would end up with 108,000 to 110,000 square feet of impervious area that we need to do and 52,000-or-so square feet of grass, or 10,000 less than in the proposal from Stone House with the way they've designed it.

So in fact, we will have, for something at that dense, even after knocking the price out, if that could be done with the owner, I'd guess they'd stick firm for a while, they would have a storm water issue as big or bigger than Stone House proposal. Just some thoughts to think about.

Now you could take that and assume that we don't pay attention, that we don't listen, and so forth. But the fact is that, I think, just as Alder Rummel pointed out, regardless of what we decide here, the neighborhood residents did get heard. Certainly, I heard it the first time I walked through the property and heard their concern and expressed my concerns repeatedly to the developer, who took it very seriously to our own storm water engineers who looked at it very closely and so forth.

But beyond that, we would never, without that advocacy on their part, have something that's going to end up probably as good as it is, probably much better than trying to get a whole bunch of duplexes or quads or so forth to meet the difficult storm water conclusions there.

But beyond that, when we get ultimately, not tonight, but when Planning gets into the details of the conditional use permit, you're going to see, at least in the recommendation that came to the Planning Department, 63 conditions for the conditional use permit.

And if you go through those, what you will find are that a bunch of those are a reflection of the concerns that came forward from the residents. So at least on some things, they have been heard. Staff has tried to take recognition of those things, and it will be a better project for that reason. That's all I have to say about it, thank you. I know it's very late.

[06:39:40]

**MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Rummel?

**ALDER RUMMEL:** Thank you, Mayor. You know, I've been, like I don't know that I read every single email, but I tried. There's 138 pages and just from today, so there's a lot to keep up with. And in the room here tonight are at least two people I've worked with on City issues, so I want to acknowledge I know them. And when they wrote me, I like, oh, you know, I know you.

But I'm also an Alder of a district that is much more dense than what we're talking about. So my perspective is somewhat different. And so, first of all, here's my Alder view from downtown. You got a really good developer. Everyone should hope that they can get Stone House to do a project in their district. They're attentive.

2647 They're, you know, they try to do affordable housing. I mean, that is not the common,  
2648 most developers are like, oh, I don't do that. That's a specialty.

2649 Well, they could have done more affordable housing, but the neighbors said, no,  
2650 it's too big, we don't want that. So they pushed it down. They heard you. They made it  
2651 less, and now it's all market rate. And, you know, that's the tradeoff.

2652 But then the other thing, okay, I got one email from someone who said, like this is  
2653 suburban. No, no, you're urban, and you are post-'50s urban development. I'm like  
2654 post-1880s to 1920s urban development. So I get that we're different. But please don't  
2655 tell me that this is just so outrageously dense.

2656 This agenda item, like Lynn Green, you know, praised me for, Essen Haus  
2657 [inaudible] Wilson plus Blair. Do you know what the dwelling units per acre is for that  
2658 little block, just for the residential piece, not excluding the hotel, according to the  
2659 development team told me that it's 237 dwelling units per acre on a block. It's an eight-  
2660 story piece and a four-story piece. You could have had a four-story piece or taller, but it  
2661 wouldn't have been right there, I get that.

2662 But I'm just saying, your low-, medium-density at 37 dwelling units per acre, and I  
2663 think it's a good infill for that area. It's sprawling because it's not tall. Could have been  
2664 tall and more compact, but it's not. It is what it is. And the other thing I just want you to  
2665 know, as Alder, what I'm so jealous of, do you know that your side yard and rear yard  
2666 setbacks are freaking amazing. In my district, you'd have another building in between  
2667 each side. There would be three buildings, not one, even if it's a big thing-looking  
2668 building.

2669 [06:42:28]

2670 Because on, you have like side yard required ten. It's like 66 feet on one side, 54  
2671 feet on the other. Rear yard require 20, 62 feet. I mean, 62 feet is like a parcel on the  
2672 downtown. You know, you could build a whole thing there. Like we could get Doug to  
2673 come build us something. So anyway, I don't mean to be at all disrespectful. I think  
2674 you have been heard. Like I said before, the storm water thing, you did that. You got  
2675 them to like really hunker down and come back with something. Like I think it's  
2676 unprecedented.

2677 So I know it's not exactly what you want, and, you know, and there's, you know,  
2678 going to be issues like with how you, how we deal with traffic. But those are big-city  
2679 questions. They're not the developer's solution. So anyway, I want to be respectful, but  
2680 I think you have a good project, and you might hate it for a while. But eventually, my  
2681 goal is that, or my hope would be that you just sort of stop noticing that it's there, and it  
2682 kind of fits in. So thank you.

2683  
2684 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Bennett?

2685  
2686 **ALDER BENNETT:** Yeah, thank you. And, Marsha, wow. I just, you know, I think  
2687 maybe not, we're coming from a similar perspective of a, you know, downtown, as  
2688 Alders. But I know, it's really late, and I wish I wasn't even talking right now. So I'm  
2689 sorry to make you suffer as well. But I don't know. There's three things that kind of,  
2690 three words that I, or four, that I wanted to talk about. And that is like, one,  
2691 assumptions, two, missing middle, and three, the questions that are at the top of our  
2692 agenda.

2693 And with the assumptions, I just wanted to reflect, like that is something that  
2694 really did impact me this time around. And I come from a place where I graduated from  
2695 the real estate school and still have connections with a lot of people that are in real  
2696 estate or urban planning and that are professors or students, and have had  
2697 conversations with them about how they've talked about the meeting, the neighborhood  
2698 meeting at Old Sauk Road and the rest(?) area plan meeting in their classes and  
2699 conversations about like what, literally, like neighborhood meetings, how they go.

2700 [06:45:03]

2701 And I think, to be honest, I, going into this discussion, did hold some of those  
2702 notions about privilege and race and equity. And I think that, you know, those are all  
2703 things that are at play, especially as I recall a very distinct moment of like drive, I was  
2704 coming back from like Blackhawk Church and I made a wrong turn. Instead of turning  
2705 on the highway, I went a different way. And all of a sudden, I'm driving, and I'm seeing  
2706 these no rezoning signs. And I'm like, oh, crap, I'm on Old Sauk Road.

2707 And it did give the impression that, you know, no rezoning also meant no new  
2708 housing, no new neighbors. And it is good to hear kind of a difference in that. And I'm  
2709 pleased to hear that missing middle is something that the neighborhood is willing to  
2710 accept, and I hope that we can have future discussions about that. So I did want to say  
2711 that.

2712 And I also wanted to say that, in some ways, I feel like there may be assumptions  
2713 made on the other side that are, you know, not fully conducive to what like they are.  
2714 And for example, my introduction to Stone House Development was them reaching out  
2715 to me, or coming to a neighborhood association meeting in my neighborhood, talking  
2716 about a rezoning for ten stories on the Braden(?) lot and saying how that rezoning,  
2717 which they wanted to keep it at four stories, would, you know, four stories would help  
2718 them be able to create more affordable housing. And that was my introduction to Stone  
2719 House Development.

2720 So it was a very interesting and different perspective that maybe there's an  
2721 assumption like they just want a bunch of money. And yet, I understand that Stone  
2722 House owns everything from Section 8 housing to market-rate developments.

2723 And then there's also assumptions about who will be, or who could be, the  
2724 people living in these developments. Like there's assumptions that they are going to  
2725 be, you know, these high-end, ritzy people, Epic employees, what have you, that, you  
2726 know, can afford those rents. And sometimes these are assumptions that we can't  
2727 always make. They, you never know where people are coming from. They can be  
2728 someone that is on disability and Social Security or receiving a public housing voucher,  
2729 and you would never know that. And they could be living in your neighborhood already.

2730 [06:48:02]

2731 Or they could be, I think, or they could be someone that's moving up from an  
2732 affordable housing situation that wants a better neighborhood, that this is their only  
2733 chance for their kid to go to Memorial High School or get into a better school system.  
2734 So I think that when we have these conversations, it's not just the housing, but it's the  
2735 people in the housing that make it together. So if, I just want to say like if, encourage  
2736 everyone to be welcoming to those neighbors and like how things may come off as,  
2737 because regardless of what may happen, they might be really cool people that you'd  
2738 enjoy being around. So I just wanted to make that known.

2739 And for the questions, which, quite frankly, I had no idea were at the top of the  
2740 thing, or the top of our agenda for as long as they could. But I think that when we, when  
2741 I think about those questions, I have to both zoom in and zoom out and think about the  
2742 city as a whole. And in this entire like, you know, agenda, we're talking about housing  
2743 at all different levels. We're talking about housing from people that literally don't have a  
2744 house, to people that might want to buy a house, to people that might want to rent a  
2745 house somewhere in Madison.

2746 And at this point in time, when we are struggling to get people to have homes at  
2747 all levels, at all income levels, it's important for us to think about that, even if it's like  
2748 these high-end, you know, apartment buildings. So thinking about everyone who  
2749 benefits, I think it is the city that benefits. And I think the people in the city that are  
2750 burden(?) are the people that can't find housing. And the people that don't have a voice  
2751 at the table are people that want to live in Madison but can't, or the people that are  
2752 renters in your neighborhood that are working full time and can't make it to this meeting.

2753 And I think that how we can, we, as policymakers, can mitigate unintended  
2754 consequences is to make sure that we are actually listening and hearing what you have  
2755 to say and that us, as Alders, are connecting you with the appropriate people and  
2756 channels to make sure your voices are heard.

2757 So in total, I really do hear and sympathize with you all. I will be voting in favor of  
2758 this, but I want you all to know that there are pathways that we can work together and  
2759 work forward to address housing and good neighborhoods for everyone, in a way that  
2760 works out for all of us.

2761  
2762 [06:51:01]

2763 **MAYOR RHODES-CONWAY:** Thank you, Alder. I hesitate to say it, but I'll just remind  
2764 folks to please address the Chair. Alder Knox?

2765  
2766 **ALDER KNOX:** Thank you. You know, I wasn't going to address this issue, but I'm  
2767 going to be brief. Well, I'm going to try to be brief, I guess. You know, I'm pretty  
2768 confident that the City staff will do what's best in terms of dealing with those storm water  
2769 issues during the process of that conditional use. But and I would also admit that this  
2770 project, you know, in my sense, isn't a very, isn't relatively dense. But in that particular  
2771 neighborhood, it will make a difference. So I'm going to vote no because as these  
2772 developments move forward, it's not always the size of the development. It's the impact  
2773 that that development has on that particular neighborhood.

2774 And it's not always a legal issue either. You know, I'm getting a little tired of that  
2775 because we make management decision about quality of life for people and  
2776 neighborhoods. And I really just think that with all this pressure that we're putting on  
2777 neighborhoods to get our housing numbers up, I mean, I'm going to be honest, I'm  
2778 looking at a 600-unit plopped in a neighborhood that we're trying to get down to 300  
2779 because of the impact it has on that neighborhood.

2780 So it's different in different parts of the city, in different environments, and we  
2781 need to take that in consideration, even though we know we have an obligation to get  
2782 our housing unit, number of housing units up and affordable housing units up.

2783 I heard these people talk about that they believe in affordable housing. And I  
2784 know some of the people over there. I know that's a fact because they fought, whether

2785 it's in the county or their neighborhoods, for all kinds of rights for affordable housing.  
2786 But I think sometimes we need to really look at what the neighborhood is, how these  
2787 projects are going to impact these neighborhoods. And that's what I'm going to be  
2788 paying attention to. Because people have lived in these neighborhoods for years,  
2789 sacrificed their hard-earned money to be a part of that neighborhood to make it what it  
2790 is. And then we sit up here and just make judgments that, oh, this project isn't so  
2791 dense. You know, I think that's wrong.

2792 I think there's different situations for different neighborhoods, and you need to  
2793 listen to the residents and what they're telling you. And that's what they mean when  
2794 they say they aren't being heard. That's exactly what they mean. Because you know  
2795 what, when this development train gets to moving and the residents tell you what they  
2796 want, it, the train keeps moving because they depend on us in this room to hear them,  
2797 listen to them, weigh out those factors, and make those decisions. So I'm going to vote  
2798 no on this.

2799  
2800 [06:54:33]

2801 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Govindarajan?

2802  
2803 **ALDER GOVINDARAJAN:** I call the previous question.

2804  
2805 **MAYOR RHODES-CONWAY:** Alder, there's one other Alder in the queue.

2806  
2807 **ALDER GOVINDARAJAN:** I encourage you all to be fast, thank you.

2808  
2809 **MAYOR RHODES-CONWAY:** Thank you, Alder. Alder Harrington-McKinney?

2810  
2811 **ALDER HARRINGTON-MCKINNEY:** Well, I'm not going to be fast. I'm going to say  
2812 what I need to say. And I know it's 1:45, but I'm going to say what I need to say. I have  
2813 the greatest amount of respect for Stone House, and I recognize the high-quality,  
2814 sustainable housing. They have a current portfolio of over 1,000-plus affordable units,  
2815 600 market-rate units. And what I like best about them is that they manage their  
2816 portfolio in the neighborhood, so they're present. So I give props to that.

2817 But what concerned me, and I drove through the neighborhood, and those signs  
2818 did kind of turn me off in terms of the signs. But I knew the people who were showing  
2819 up, talking about what, that they were not heard. And so it really concerned me that  
2820 when I heard that community leaders were coming up, they would have their three  
2821 minutes, and no one asked them a question. No one asked them a question. And so  
2822 what we are doing is, is that we talk about affordable housing, we talk about the missing  
2823 middle, and we talk about community engagement. But we don't really do community  
2824 engagement.

2825 And so even though the, and I'm going to vote no. And I'm going to vote no  
2826 because as we encourage people to come, residents to come and have their voice  
2827 before us in this Council Chamber, at least they should be respected. All of them are  
2828 not nimbies, as it was said. But at least to be asked a question. I could not even  
2829 believe that they showed up at two meetings, or whatever meetings they came before

2830 the Planning Commission, and all the questions were directed to Stone House. No one  
2831 asked them a question.

2832 [06:57:13]

2833 And so that bothers me in terms of, if we want them to show up, and if we are  
2834 inclusive in that we want to hear their voices, there are tradeoffs. They are smart  
2835 people. There are tradeoffs. But I am going to vote no because I heard them, and I  
2836 respect them, and I want to make sure that at least they know that they've got some  
2837 people that's on the Council that does listen to them. And I'll be voting no.

2838  
2839 **MAYOR RHODES-CONWAY:** Thank you, Alder Harrington-McKinney. No other  
2840 Alders in the queue wishing to speak. The motions on items 13 and 49 are to adopt.  
2841 Anticipating disagreement, all those in favor, aye. Those opposed, no, as your name is  
2842 called. And the Clerk will please call the roll.

2843  
2844 **CLERK:** Alder Govindarajan?

2845  
2846 **ALDER GOVINDARAJAN:** Aye.

2847  
2848 **CLERK:** Aye. Gueguierre?

2849  
2850 **ALDER GUEGUIERRE:** Aye.

2851  
2852 **CLERK:** Aye. Harrington-McKinney?

2853  
2854 **ALDER HARRINGTON-MCKINNEY:** No.

2855  
2856 **CLERK:** No. Knox?

2857  
2858 **ALDER KNOX:** No.

2859  
2860 **CLERK:** No. Latimer-Burris?

2861  
2862 **ALDER LATIMER-BURRIS:** Aye.

2863  
2864 **CLERK:** Aye.

2865  
2866 **ALDER LATIMER-BURRIS:** Aye.

2867  
2868 **CLERK:** Aye. Madison?

2869  
2870 **ALDER MADISON:** Aye.

2871  
2872 **CLERK:** Aye. Martinez-Rutherford? Aye. Myadze?

2873  
2874 **ALDER MYADZE:** No.

2875

2876 **CLERK:** No. Rummel?  
2877  
2878 **ALDER RUMMEL:** Aye.  
2879  
2880 **CLERK:** Aye. Tishler?  
2881  
2882 **ALDER TISHLER:** No.  
2883  
2884 **CLERK:** No. Verveer?  
2885  
2886 **ALDER VERVEER:** Aye.  
2887  
2888 **CLERK:** Aye. Vidaver?  
2889  
2890 **ALDER VIDAVER:** Aye.  
2891  
2892 **CLERK:** Aye. Wehelie?  
2893  
2894 **ALDER WEHELIE:** Aye.  
2895  
2896 **CLERK:** Aye. Bennett?  
2897  
2898 **ALDER BENNETT:** Aye.  
2899  
2900 **CLERK:** Aye. Conklin?  
2901  
2902 **ALDER CONKLIN:** Aye.  
2903  
2904 **CLERK:** Aye. Currie?  
2905  
2906 **ALDER CURRIE:** Aye.  
2907  
2908 **CLERK:** Aye. Duncan?  
2909  
2910 **VICE PRESIDENT DUNCAN:** Aye.  
2911  
2912 **CLERK:** Aye. Evers is excused. Field?  
2913  
2914 **ALDER FIELD:** Aye.  
2915  
2916 **CLERK:** Aye. Figueroa-Cole?  
2917  
2918 **ALDER FIGUEROA-COLE:** Aye.  
2919  
2920 **CLERK:** Aye. That is 15 ayes, 4 noes.  
2921



2922 **MAYOR RHODES-CONWAY:** With 15 ayes, items 13 and 49 pass. Then we'll move  
2923 on to item 14.

**Note: This is an exact copy of the Staff Report submitted on June 10, 2024. No information has been added or removed. The portions of the staff report discussing the rezoning request have been highlighted.**

**PLANNING DIVISION STAFF REPORT**

**June 10, 2024**



**Project Addresses:** 6610-6706 Old Sauk Road

**Application Type:** Demolition Permit, Zoning Map Amendment, Conditional Uses, and Certified Survey Map Referral

**Legistar File ID #** [82950](#), [83477](#), [82972](#), and [82979](#)

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

**Reviewed By:** Kevin Firchow, Planning Division  
Bill Fruhling, Interim Planning Division Director

**Summary**

**Applicant:** Helen H. Bradbury, Stone House Development; 1010 E Washington Avenue, Suite 101; Madison.

**Property Owner:** Robert Pierstorff; 6610 Old Sauk Road; Madison.

**Surveyor:** Zach Reynolds, Wyser Engineering, LLC; 300 E Front Street; Mount Horeb.

**Requested Actions:**

- ID [82950](#) – Consideration of a demolition permit for 6610-6706 Old Sauk Road to demolish two single-family residences and a two-family residence;
- ID [83477](#) – Consideration of a request to rezone 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential–Consistent 1 District) and SR-C3 (Suburban Residential–Consistent 3 District) to TR-U2 (Traditional Residential–Urban 2 District);
- ID [82972](#) – Consideration of a conditional use in the [Proposed] TR-U2 (Traditional Residential–Urban 2 District) for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool; and
- ID [82979](#) – Approval of a Certified Survey Map (CSM) to create one lot for the proposed residential development.

**Proposal Summary:** The applicant is seeking approvals to redevelop two parcels located at 6610 and 6706 Old Sauk Road with a three-story, 138-unit apartment building with an outdoor pool following the demolition of a single-family residence at 6610 Old Sauk Road, a two-family residence at 6612-6614 Old Sauk, and a single-family residence at 6706 Old Sauk. The proposed apartment building will include parking for 143 automobiles underground and in 25 outdoor stalls, and a total of 154 bike parking stalls. The two parcels will be combined into one lot by CSM. The letter of intent indicates that construction will commence as soon as all regulatory approvals, with completion anticipated in September 2025.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table C-1 in Section 28.032(1) identifies a multi-family dwelling with greater than 60 units and outdoor recreation as conditional uses in the proposed TR-U2 (Traditional Residential–Urban 2) zoning district. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The subdivision process is outlined in Section 16.23(4)(f) of the Subdivision Regulations.

**Review Required By:** Plan Commission and Common Council.

**Summary Recommendation:** if the Plan Commission can find the applicable standards are met, the Planning Division recommends the following actions to the Plan Commission:

- That the Plan Commission find that the standards for demolition permits are met to **approve** demolition of the three residences located at 6610-6706 Old Sauk Road;
- That the Plan Commission forward Zoning Map Amendment ID 28.022–00672, rezoning 6610-6706 Old Sauk Road from SR-C1 and SR-C3 to TR-U2, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** a three-story, 138-unit apartment building and pool, subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 12**; and
- That the Plan Commission forward the Certified Survey Map to combine 6610-6706 Old Sauk Road into one lot to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 20**.

## Background Information

**Parcel Location:** Two parcels totaling 3.77 acres located on the north side of Old Sauk Road opposite San Juan Trail; Alder District 19 (Guequierre); Madison Metropolitan School District.

### Existing Conditions and Land Use:

- 6610 Old Sauk Road is developed with a single-family residence (6610) and two-family residence (6612-6614), zoned SR-C3 (Suburban Residential–Consistent 3 District);
- 6706 Old Sauk Road is developed with a single-family residence and accessory barn, zoned SR-C1 (Suburban Residential–Consistent 1 District).

**Surrounding Land Uses and Zoning:** The subject site is bordered on the north, south, and west by single-family residences in SR-C1 (Suburban Residential–Consistent 1 District) zoning. On the east, the site adjoins Saukborough Square, a four-building complex of eight-unit multi-family buildings, and Settlers Woods Condominiums, a complex of single-family residences and a two-family residence; both complexes are zoned PD (Planned Development District).

**Adopted Land Use Plan:** The 2023 Comprehensive Plan identifies the subject site and parcels to the east for Low-Medium Residential (LMR). The single-family residences otherwise surrounding the site are recommended for Low Residential (LR).

**Zoning Summary:** The subject site will be zoned TR-U2 (Traditional Residential–Urban 2 District), which will be reviewed in the following sections.

Requirements		Required	Proposed
Lot Area		350 sq. ft. (48,300 sq. ft.)	161,024 sq. ft.
Lot Width		50'	553'
Minimum Front Yard Setback		15'	15' (Open porches: 11')
Maximum Front Yard Setback		30'	
Side Yard Setback		10'	66' (East)   54' (West)
Rear Yard		20'	62'
Maximum Lot Coverage		80%	56%
Usable Open Space		40 sq. ft./unit (5,520 sq. ft.)	11,000 sq. ft
Maximum Building Height		6 stories/ 78'	3 stories/ 36.2'
Auto Parking		1 per dwelling unit (138 total)	143 enclosed/ garage; 25 surface (168 total)
Electric Vehicle (EV) Stalls		EV Ready: 10%; 14 stalls	19 EV Ready
Accessible Stalls		7	7
Bike Parking		1 per unit up to 2-bedrooms, half-space per add. bedroom (140); 1 guest space per 10 units (14) (154 total)	154
Loading		None	0
Building Forms		Large Multi-Family Building	Will comply (See Zoning Conditions)
Other Critical Zoning Items			
Yes:	Utility Easements		
No:	Barrier Free, Urban Design, Transit-Oriented Development Overlay, Wellhead Protection, Waterfront Development, Wetlands, Floodplain, Adjacent to Park, Landmarks		
Prepared by: Jacob Moskowitz, Assistant Zoning Administrator			

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is currently served by a full range of urban services, including Metro Transit, which operates seven-day service with trips at least every 30 minutes along Old Sauk Road (Route R). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/ LEED Quality Access to Transit points: 37 weekday and 33 weekend. Please contact Metro Transit if additional analysis would be of interest.

## Project Description

The applicant is requesting approval of a demolition permit to demolish three residences located on two parcels at 6610 and 6706 Old Sauk Road and to rezone the parcels from SR-C3 and SR-C1, respectively, to TR-U2 to facilitate redevelopment of the property with a three-story, 138-unit apartment building with outdoor pool. Additionally, a Certified Survey Map (CSM) is proposed to combine the underlying parcels into one lot.

From east to west, the buildings to be demolished are:

- A one-story single-family residence addressed as 6610 Old Sauk Road on the eastern half of the 37,948.2 square-foot (0.87-acre) (per City records) parcel of the same address. The ranch-style single-family residence was constructed in 1956 per City records and contains three bedrooms, one bathroom, and a two-stall attached garage, with a carport adjacent to the eastern wall. The residence is set back approximately 115 feet from the southern property line at Old Sauk Road.
- A split level two-family residence addressed as 6612-6614 Old Sauk, which occupies the western half of the 6610 Old Sauk parcel. The ranch duplex was constructed in 1970 and contains four bedrooms, two bathrooms, and dual one-car basement garages, and is set back 55 feet from the southern property line.
- A one-story single-family residence located in the northwestern corner of the 2.9-acre parcel at 6706 Old Sauk Road. According to City records, the ranch-style residence was built in 1970 and contains three bedrooms, two bathrooms, and a two-car attached garage. The demolition plan also notes a 220 square-foot detached garage located next to the house along the northern property line, and a two-story stone and masonry barn and two silos located southeast of the residence. The residence is located approximately 275 feet from the southern property line and 15 feet at its closest point from the northern property line, while the barn is set back 215 feet and 50.7 feet from those respective property lines.

Photos of the interior and exteriors of the three principal buildings and the accessory barn are included in the materials submitted for the demolition permit. Additionally, a demolition plan is included in the application materials, which highlights the salient features of the 3.77-acre site. Generally, the two single-family residences are located on the high points of the site, with the grade of the property falling towards the property lines and a low-lying area in the center of the site. Additionally, the subject site features considerable tree cover across most of the property, as noted on the demolition plans, including a line of canopy trees located adjacent to curb along the north side of Old Sauk Road. The project team has submitted a report prepared by an ecological consultant and arborist on the condition of the trees located on the perimeter of the site, including in the right of way of Old Sauk Road. The tree report is attached to the conditional use file for the project, ID [82972](#).

The proposed apartment building will feature three north-south wings of varying depth organized along a single east-west central spine, which will create two north-facing courtyards and two south-facing courtyards. The main entrance to the building will be located along the northern wall of the central wing and be accessed from a surface parking lot that will extend along the northern and eastern walls of the building. A lobby, community room, and tenant amenities will be located on the first floor adjacent to the northern entrance, while a coworking space for tenants will be located along the southern wall of the central wing adjacent to a secondary entrance that will provide direct pedestrian access to Old Sauk Road. The center wing of the building will be roughly centered on San Juan Trail, a local street that intersects Old Sauk Road opposite the subject site. A pool, hot tub, and sauna are proposed in the northeast courtyard of the building, while a fire pit and bocce court are proposed in the northwest courtyard. The south-facing courtyards will be open grass and landscaping. The 138 dwelling units proposed will include 25 studio units, 66 one-bedroom units, 43 two-bedroom units, and four (4) three-bedroom units. Parking for 143 automobiles and 140 bicycles will be provided in an under-building garage, with 25 parking spaces for autos and 14 bike stalls located around the perimeter of the building.

The proposed building will stand approximately 36 feet in height and be topped by a flat roof. The building will be clad with a combination of light brown-colored brick and gray fiber cement siding. Patios and balconies are proposed for all of the units, including patios that will open onto the courtyards for the abutting first floor units and patios connected to the Old Sauk Road sidewalk for the five first floor units to be located along the southern ends of the three wings.

In addition to combining the underlying parcels into one lot for the proposed multi-family development, the proposed CSM will dedicate a total of 40 feet of right of way as measured from the centerline of Old Sauk Road.

## Supplemental Regulations

The following supplemental regulations in Section 28.151 of the Zoning Code apply to Outdoor Recreation:

- (a) A minimum 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) 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) 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.

## Analysis

The applicant is requesting approval of a zoning map amendment to rezone two parcels totaling 3.77 acres from SR-C1 and SR-C3 to TR-U2 to facilitate redevelopment of the site with a three-story, 138-unit apartment building following demolition of three existing residences and a variety of accessory buildings. Additionally, the applicant is seeking approval of a one-lot CSM to combine the parcels for the proposed multi-family redevelopment.

### Consistency with Adopted Plans

The subject site is not currently located within the boundaries of an adopted neighborhood, sub-area, or area plan. The 2023 Comprehensive Plan generalized future land use plan recommends the subject site and parcels to the east for Low-Medium Residential (LMR), while the single-family residences otherwise surrounding the site are recommended for Low Residential (LR).

According to the Comprehensive Plan, LMR areas are made up of any or all of the following types of housing: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multi-family buildings. LMR areas are largely characterized by what is sometimes referred to as the “Missing Middle” of housing development: the range of multi-unit or clustered housing types that fall between the extremes of detached single-family homes and large apartment buildings. Building forms present in LMR are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development. LMR areas should be characterized by a walkable, connected street network to meet the growing demand for walkable urban living. Existing, isolated LMR areas should be better connected with their surroundings when opportunities arise, and newly developing LMR areas should be seamlessly integrated with surrounding development. Development in the LMR category should range in density from 7-30 units per acre and buildings should be up to three stories tall.

However, the ‘Residential Future Land Use Categories’ table on page 20 of the Growth Framework in the Plan includes a provision that allows large and courtyard multi-family buildings to be considered appropriate on properties recommended for LMR in “select conditions” at up to 70 dwelling units an acre and four stories of

height. The factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. These factors were expanded with the updates to the Comprehensive Plan adopted by the Common Council on December 5, 2023; previously, the only consideration was whether the LMR site was located along an arterial roadway. The effect of the wording change with the 2023 amendment allows more factors to be considered when determining whether the building forms more commonly associated with the more intensive Medium Residential (MR) land use category are appropriate in LMR and to make those forms possible at more locations compared to the prior language, which effectively limited them to sites on arterial roadways.

#### Consideration of Zoning Map Amendment Standards

The standards for zoning map amendments found in Section 28.182(6) of the Zoning Code state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Wis. Stats. Section 66.1001(3) requires that zoning map amendments approved after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The statement of purpose for the TR-U zoning districts (TR-U1 and TR-U2) are established to "stabilize and protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing." Other stated purposes of the TR-U districts include insuring that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features; maintaining and improving the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner; maintaining or increasing compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening; and facilitating the preservation, development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

The TR-U2 zoning district requested allows for multi-family dwellings to be developed at a density of 124 units an acre (350 square feet of lot area per unit) and 40 square feet of usable open space per unit, with an allowed height of six stories and 78 feet. [Note: The TR-U1 zoning district allows less than half the density of TR-U2 (58 units per acre) and has similar setback requirements. However, TR-U1 requires four times the usable open space (160 square feet per multi-family unit) as TR-U2 (40 square feet), hence the district request.]

The proposed three-story apartment building meets the criteria for both a 'large multi-family building' and a 'courtyard multi-family building' in the Residential Building Form Standards in Section 28.172 of the Zoning Code. The development proposes a net density of 36.6 units per acre based on 138 units on the 3.77-acre site (lest Old Sauk Road right of way.)

In order to find the proposed rezoning consistent with the Comprehensive Plan, the above mentioned select conditions should be considered in turn:

- **Relationships between proposed buildings and their surroundings and lot and block characteristics:** The proposed apartment building will occupy approximately 56% of the 3.77-acre site, which has 553 feet of frontage along Old Sauk Road. Properties on three sides of the subject site are single-family residences on lots generally created between 1979 and 1988 north of Old Sauk Road and 1965-1978 south of Old Sauk. The subject site is identified as 'Lands' on the plats of Woodland Hills and First Addition to Woodland Hills, which



form the western and northern edges of the site, respectively, and the plat of Saukborough, which forms the eastern line of the site. The Woodland Hills plats feature lots on cul-de-sacs, which back up to the site and afford no opportunity for connectivity. Development in Saukborough includes a variety of single- and two-family residences located on private courts off of Sauk Ridge Trail, and Saukborough Square, a four-building complex of eight-unit multi-family buildings. Like to the north and west, there is no opportunity for development of the subject site to connect to the development to the east. The development pattern surrounding the site effectively limits its development to one that would be exclusively accessed from and primarily oriented to Old Sauk Road.

Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. However, despite the scale of the project, staff feels that efforts have been made to limit the differences in scale between the building and lower-scale and density surrounding uses, most particularly the use of significant building setbacks where the building abuts those uses. The proposed building will be set back over 50 feet at its nearest points from the side and rear property lines, which is well in excess of the minimum setbacks required by zoning. The actual distance between the proposed building and the surrounding buildings will be greater once the setbacks of the existing buildings are considered. The 15-foot front setback along Old Sauk Road will be less than the setbacks of some, but not all of the buildings on the north side of the street, but again, the use of the north-south wings of the building and the courtyards in between should result in scale and massing along Old Sauk Road that is more in keeping with the pattern of buildings along the road.

Staff also believes that the combination of the mass being centered in the site, the relatively short lengths of wall sections, the use of six-foot privacy fencing along the side and rear lot lines, and the use of a lower-profile design for the three-story building that features a flat roof rather than a pitched roof and modest floor-to-floor heights should all help to reduce the appearance of the scale of the building.

- **Natural features:** Staff does not believe that there are any natural features on the site or on the surrounding properties that would suggest that the building should not be built as proposed. While not defined in the Comprehensive Plan, staff believes that it would be reasonable for the Plan Commission and Common Council to consider “natural features” as those topographic features commonly identified in plans and environmental corridor mapping where urban development may not be appropriate, including wetlands, floodplains, waterways, and areas of steep slopes. None of those features are present on the site or on surrounding parcels.
- **Access to urban services, transit, arterial streets, parks, and amenities:** Old Sauk Road is classified as a minor arterial roadway according to the Madison Metropolitan Planning Organization and includes marked on-street bike lanes. Metro Transit provides daily service at least every 30 minutes on route R along Old Sauk, with stops west and east of the subject site. The sidewalk network along the north side of Old Sauk Road, however, is incomplete, which will require pedestrians to cross to the south side of the street to where the sidewalk network is fully developed between Old Middleton Road and N Gammon Road. To aid that crossing, the Traffic Engineering Division is requiring a rapid flashing beacon (RRFB), refuge island, and continental crosswalk to be installed by the developer as a condition of approval for the development.

The site is less than a quarter-mile from Everglade Park on Everglade Drive south of Old Sauk Road, while the larger Woodland Hills Park located northwest of the site is closer to a half mile walking distance. Crestwood Elementary School is located three-quarters of a mile east of the site. The site and surrounding neighborhoods are located in an area of the City that does not currently have neighborhood-serving commercial businesses within a reasonable walking distance, thereby requiring that autos, bikes or transit be used to access retail and service businesses located elsewhere. However, two of the four quadrants of the Old Sauk Road-N Gammon Road intersection are recommended for Neighborhood Mixed-Use (NMU) in the Comprehensive

Plan. Those NMU parcels may transition over time into higher density mixed-use developments that may include some amount of neighborhood serving commercial uses. The subject site is just over a quarter-mile east of the Old Sauk-Gammon intersection and accessible by sidewalks on both sides of Old Sauk.

On balance, the Planning Division believes it is possible that the Plan Commission and Common Council could find that the development of a three-story, 138-unit multi-family dwelling on the subject site is consistent with the factors listed in the Comprehensive Plan for large multi-family buildings and courtyard multi-family buildings in the LMR land use category. Staff does not believe that all of the select conditions enumerated in the plan have to be present in order for the larger and denser building form to be allowed. While the proposed building is both a larger building form and denser than what is located in the surrounding area, the height and density (three stories and 36.6 dwelling units per acre) is within the range discussed in the plan should it be found the project meets the select conditions described above. The site's location along a minor arterial and the availability of daily and relatively frequent bus service are the most significant factors as to why the proposed development may be approved. The proposed development is also consistent with other goals and objectives in the Comprehensive Plan that encourage development of a wider mix of housing types, sizes, and costs throughout the City, and to increase the amount of housing available by allowing more housing in more places. Staff will note that the TR-U2 district is the least intensive conventional residential district that could implement this proposal when the amount of lot area and the amount of usable open space required are considered. However, the TR-U2 district does allow for greater intensities than those currently proposed and those supported in the LMR category for large and courtyard multi-family buildings. As a reference, any development exceeding 36 units would require a conditional use consideration from the Plan Commission, though heights up to six stories are permitted.

#### Consideration of Demolition Permit Standards

In order to approve a demolition request, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards for demolition approval state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. On April 15, 2024, the Landmarks Commission recommended to the Plan Commission that the residences at 6610, 6612(-6614), and 6706 Old Sauk Road had no known historic value. A member of the Landmarks Commission expressed regret about the demolition of the barn on 6706 Old Sauk Road; however, as an accessory building, it is not subject to the Landmarks Commission's or Plan Commission's purview.

In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for this demolition may be found in the 'Recommendation' section of the report, which follows.

#### Consideration of the Conditional Use Standards

A conditional use is defined in the Zoning Code as "a use which, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular district." The Plan Commission shall not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan,

including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].” Before granting a conditional use, the Plan Commission may stipulate conditions and restrictions on the establishment, location, construction, maintenance and operation of the conditional use. Additionally, state law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.

A review of the standards that apply to the proposed multi-family dwelling and outdoor recreation conditional uses follows.

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Unlike some other conditional uses allowed in various zoning districts throughout the Zoning Code, the construction of new residential on lands recommended in adopted plans for residential development, whether in newly developing areas or as infill in established areas, would typically be assumed to meet this standard for approval. This request has been reviewed by various City reviewing agencies who have provided comments and recommended conditions. Planning staff does not believe that the information provided in these comments suggest that this standard cannot be met.

Several public comments have been received for the project expressing various concerns, including comments related to the proposed development worsening existing drainage issues in the neighborhoods surrounding the subject site, to which staff feels this standard is most relevant. Among the comments received are two reports prepared by an independent civil engineer (Nahn) and comments submitted by a soils scientist (Norman) responding to the preliminary stormwater management plans that have been submitted by the development team (dated April 8 and May 24, 2024). It is rare in staff’s experience for a stormwater management plan to be submitted prior to the Plan Commission’s consideration of a project like the one proposed, let alone for the applicant’s civil engineer to provide an amended plan in response to comments received. Additionally, the Plan Commission should note the four-page memo submitted by Assistant City Engineer Greg Fries dated May 31, 2024, which provides an initial staff review of the plans submitted by the development team for conformance with MGO Chapter 37, The Public Stormwater System Including Erosion Control.

It is the opinion of City staff that a residential development like the one proposed, which complies with the requirements in MGO Chapter 37, can meet conditional use standard 1 as it pertains to impacts from storm drainage and erosion. As noted in the Fries memo and in the conditions recommended in the City Engineering Division section of the ‘Recommendations’ section of this report, the applicants will be required to submit a final stormwater management plan and erosion control plan for approval by the City Engineer before the conditional use plans could be signed-off and permits issued for the project.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The comments and recommended conditions of approval received from reviewing departments and included in the last section of this report, including conditions from the City Engineering Division, Traffic Engineering Division, and Madison Fire Department, suggest nothing out of the ordinary in providing municipal services to this property because of the proposed development.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

This standard is often the most difficult standard for the Plan Commission to address in the process of reviewing conditional use applications. Information provided by residents or property owners in the neighborhood at the Plan Commission hearing usually provides additional information for the Commission to use to determine whether this standard has been met or not. The proposed building has elicited a significant amount of correspondence from nearby residents, which has been provided for consideration as part of the approval of the project. The Plan Commission will need to weigh the application materials, the comments and conditions submitted by reviewing agencies, the recommendations of the Comprehensive Plan, and the public input it receives in order to determine whether this standard is met.

Planning staff believes that the supplemental regulations for outdoor recreation can be met for the tenant amenities located in the northern courtyards of the proposed building. The pool, hot tub, and other amenities will exceed the 25-foot setback for outdoor recreation, and the amenities should be adequately screened from nearby properties. However, in order to limit impacts on adjacent properties from the outdoor recreation, staff believes that it would be appropriate for the Plan Commission to require the applicant to submit proposed hours for the outdoor recreation uses for approval by the Planning Division in consultation with the district alder prior to final sign-off of the conditional uses for the project.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff does not believe that construction of the new building will impede the normal and orderly development or improvement of surrounding properties or preclude the development of other nearby properties in a manner consistent with the LR recommendations in the Comprehensive Plan and zoning of those properties. While the proposed building represents a significantly different building form compared to what currently exists on the subject site and on surrounding properties, staff does not foresee how construction of the apartment building will cause the surrounding residential neighborhoods to not continue in much the same fashion as the area has functioned historically.

5. *Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided.*

Staff believes that the Plan Commission can find that this standard is met overall. As noted above in the discussion of standard 1, City staff feels that the drainage component of standard 5 can be met subject to its compliance with MGO Chapter 37 as administered by the City Engineer.

Regarding the adequacy of the utilities to serve the project, the developer will be required to provide wastewater flow calculations for the development that demonstrate that adequate sanitary sewer capacity exists to serve the project, as is typical for projects that propose a significant increase in dwelling units compared to the existing conditions. If additional capacity is needed, it may be the development team's responsibility to construct off-site sanitary sewer improvements to provide the needed capacity. No comments have been received from the Madison Water Utility that would suggest that there is not adequate water capacity to serve the development.

Finally, staff is aware of concerns by some residents of the surrounding area about the potential for the proposed development to create a significant amount of additional traffic along Old Sauk Road. However, the Traffic Engineering Division has not expressed significant concerns with the proposal and has accepted the traffic impact analysis submitted by the applicants, which is attached to the conditional use legislative file, ID [82972](#) for reference. As noted elsewhere in the Analysis section of this report, the project will be required to construct improvements to Old Sauk Road to improve pedestrian safety related to the project,

including constructing public sidewalk along the frontage and a pedestrian refuge island, and installing a rapid flashing beacon.

6. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The Zoning Administrator has reviewed the project and determined that it will comply with the requirements of the proposed TR-U2 district.

8. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*

Staff believes that the Plan Commission can find this standard is met. Despite the proposed building being notably larger than those in the surrounding area, staff feels that the building can create an environment of sustained aesthetic desirability. The impacts on surrounding properties will be moderated by the proposed mass being centered on the site and through the use of narrow north-south wings to form courtyards in an effort to limit the presence of the building when viewed from the north and along Old Sauk Road. Staff believes that the project is well designed and that review by the Urban Design Commission is unnecessary. However, following the public hearing, the Plan Commission has the option to refer the project to the Urban Design Commission should it feel its input is needed in order to find standard 8 met.

[Note: Standards 7 and 9-16 do not apply to the conditional use requests for 6610-6706 Old Sauk Road.]

As with any conditional use, the Plan Commission retains continuing jurisdiction in the event that complaints are received about the multi-family dwelling and accessory outdoor recreation, which could result in more restrictive conditions being applied if deemed necessary following an investigation and public hearing.

#### Criteria for Certified Survey Map

Finally, if the Plan Commission finds that the related land use approvals meet the standards for approval, it may also find that the proposed one-lot Certified Survey Map meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report.

## **Conclusion**

The applicant proposes to demolish the former two single-family residences and a two-family residence to allow redevelopment of the 3.77-acre site with a three-story, 138-unit apartment building in TR-U2 zoning. The requests are subject to the standards for approval for demolition permits, zoning map amendments, conditional uses, and land divisions.

The subject site is recommended for Low-Medium Residential (LMR) by the Comprehensive Plan, which is a land use category intended to primarily encourage development of small-lot single-family, two-unit buildings, three-unit buildings, rowhouses, and small multi-family buildings at densities between 7-30 units an acre. However, the applicants are requesting approval using a provision in the Comprehensive Plan that allows large multi-family buildings and courtyard multi-family buildings up to four stories in height and at densities up to 70 units an acre

to be considered appropriate in LMR under select conditions. On balance, the Planning Division believes that the Plan Commission and Common Council could find that proposed development is consistent with the select conditions to allow large multi-family and courtyard multi-family building forms in LMR. Specifically, the site's location along a minor arterial roadway that has relatively frequent daily bus service as the most significant factors as to why the proposed development may be approved. Additionally, staff believes that the conditional uses required for the development can meet the applicable standards for approval subject to the conditions in the following section.

In reviewing the project, the Plan Commission should carefully consider the dozens of public comments received since the development was first made public last fall. Those comments are attached to the legislative files associated with the project.

## Recommendation

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

If the Plan Commission can find the applicable standards are met, the Planning Division recommends the following to the Plan Commission:

- That the Plan Commission that the standards for demolition permits are met to **approve** demolition of the two-story office building located at 1617 Sherman Avenue;
- That the Plan Commission forward Zoning Map Amendment ID 28.022–00621, rezoning 6610-6706 Old Sauk Road from SE to TR-U2, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses are met to **approve** a residential building complex containing approximately 310 apartments in two five-story buildings and a residential building complex containing 20 townhouse units in three two-story building, subject to input at the public hearing, final approval by the Urban Design Commission, and the conditions from reviewing agencies that follow; and
- That the Plan Commission forward the Certified Survey Map to divide 6610-6706 Old Sauk Road into three lots and one outlot for stormwater management to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 23**.

### Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

#### Planning Division

1. Provide hours of operation for the proposed outdoor recreation for approval by the district alder and Planning Division director prior to issuance of building permits for the apartment building. Any revision to the approved hours of operation shall require approval of an alteration to the conditional use to be approved by the district alder and Director of the Planning Division or the Plan Commission.
2. Revise Sheet C100 to show the side and rear yard setback dimensions.

**City Engineering Division** (Contact Tim Troester, (608) 2671-995)

3. The applicant shall provide projected wastewater flow calculations to Mark Moder (mmoder@cityofmadison.com). The proposed development may result in off-site sanitary sewer improvements being required of the developer as a condition of development.
4. The area adjacent to this proposed development has been determined by the City Engineering Division to have a known flooding risk. City Engineering has set the minimum protective lowest entrance elevation opening at an elevation of 821.30. This standard is not intended to be protective in all cases. The developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by the City Engineering Division.
5. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
6. Construct sidewalk, terrace, curb and gutter, and pavement along the Old Sauk Road frontage to a plan approved by the City Engineer. Note: In order to save trees, a public limited easement may be required.
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
8. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
9. An Erosion Control Permit is required for this project.
10. A Storm Water Management Report and Storm Water Management Permit is required for this project.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project.
12. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
13. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.

14. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
15. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-year design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
16. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
17. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
18. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
19. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
20. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
  - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.
  - If the development has an enclosed area that provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.



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

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

Treat the first half-inch of runoff over the proposed parking facility.

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

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

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

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

**City Engineering Division – Mapping Section** (Contact Julius Smith, (608) 264-9276)

22. Pending the final design for the public sidewalk improvements, a public sidewalk easement may be required for this project to protect existing trees. If so required this may be done with so on the face of the concurrent CSM. Contact Jule Smith (jsmith4@cityofmadison.com) for the required language to be included on the face of the CSM.

23. It is anticipated that the public improvements required to serve this proposed development will require additional right of way and/or easements located beyond the project boundary. The developer shall acquire the right of way and/or easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or easements required, the City shall proceed to acquire the easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.

The purpose of Outlot 1 of Woodland Hills, recorded as Document No. 1623944, was never stated on the plat. This outlot appears to function a public utility routing for sanitary sewer and drainage way for the overflow route from Old Sauk Road to East Spyglass Court at the time it was platted. It is not fully known why this outlot was not dedicated, or an easement was given for these purposes when it was platted, as it seems to be the intention of the outlot. Currently the outlot is privately owned by the owner of Lot 13 subject to the public facilities conditions without recorded rights.

The subject site accepts the drainage overflow of Old Sauk Road and transfers it to the outlot. Therefore, a public easement for stormwater drainage should be established over the path of the drainage on Outlot 1. The proposed development may add to the discharge to the outlot.

Additionally, while this easement is being acquired for stormwater drainage for the project, additional easement rights for the sanitary sewer shall be acquired across the outlot.

24. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, ((608) 264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. Provide Fee Legal description and Exhibit for the Portions Sanitary Sewer Easements Document Nos. 1275466 and 1275467 that are being requested to be released with the development. The final area to be released are to be approved by the City Engineering Division.
25. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
26. The address of the proposed apartment building is 6624 Old Sauk Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
27. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits and an early start permits for new construction.
28. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings that shows the number of apartments on each floor. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

29. The applicant shall be responsible for the construction of a traffic island, marked continental crosswalk, pedestrian ramps, and a Rectangular Rapid Flashing Beacons (RRFB) to facilitate pedestrian crossings of Old Sauk Road.
30. Items in the right of way are not approvable through the site plan approval process. 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 Divisions.
31. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk along their site's frontage of Old Sauk Road.

32. Note: The applicant has submitted the Traffic Impact Analysis study requested by the Traffic Engineering Division; the study has been reviewed and accepted by Traffic Engineering.
33. The applicant shall submit a waste removal plan for review by the City Traffic Engineer, which shall include vehicular turning movements.
34. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
35. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
36. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
37. All parking facility design shall conform to the standards in MGO Section 10.08(6).
38. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
39. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
40. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (no visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
41. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
42. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

43. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

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

44. The applicant shall submit a revised Transportation Demand Management (TDM) Plan to [tdm@cityofmadison.com](mailto:tdm@cityofmadison.com). The revised TDM Plan shall include: a) Site TDM Coordinator contact information; b) Selected TDM measures, totaling the required TDM point value (15). Applicable fees will be assessed after the revised TDM Plan is reviewed by staff.

**Zoning Administrator** (Contact Jacob Moskowitz, (608) 266-4560)

45. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at [streets@cityofmadison.com](mailto:streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
46. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. One overstory deciduous tree and five shrubs shall be planted for each 30 lineal feet of lot frontage. Two ornamental trees or two evergreen trees may be used in place of one overstory deciduous tree. In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping. Note that landscaping must be installed on the private property.
47. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

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

48. Provide fire apparatus access as required by IFC 503 2021 edition, MGO Section 34.503. Provide plan documenting fire access. A Fire Apparatus Access and Fire Hydrant Worksheet is available on the MFD website to assist in development.
49. Per MGO Section 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
50. A dead-end fire lane that is longer than 150 feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of a fire lane that is more than 150 feet in length.

51. Fire access lanes shall be designed to support 85,000 lbs.

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

52. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24025 when contacting Parks Division staff about this project.

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

53. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Forestry Section** (Contact Brandon Sly, (608) 266-4816)

54. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

55. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.

56. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

57. As defined by the Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Add as a note on the site, grading, utility, demolition and street tree plan sets.

58. Section 107.13(g) of *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by the contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
59. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and extend at least 10 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
60. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608) 266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
61. The developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
62. The developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the developer's agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
63. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

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

**Certified Survey Map – Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

**City Engineering Division** (Contact Tim Troester, (608) 267-1995)

1. A Phase 1 environmental site assessment (per ASTM E1527-21), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis (608-267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).

2. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
3. Construct sidewalk, terrace, curb and gutter, and pavement along the Old Sauk Road frontage to a plan approved by the City Engineer. Note: In order to save trees, a public limited easement may be required.
4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
5. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

**City Engineering Division – Mapping Section** (Contact Julius Smith, (608) 264-9276)

6. Pending the final design for the public sidewalk improvements, a public sidewalk easement may be required for this project to protect existing trees. If required, this may be done with so on the face of the CSM. Contact Jule Smith (jsmith4@cityofmadison.com) for the required language to be included on the face of the CSM.
7. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering-Mapping (jsmith4@cityofmadison.com, ((608) 264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. Provide fee legal description and exhibit for the portions sanitary sewer easements Document Nos. 1275466 and 1275467 that are being requested to be released with the development and shown on the CSM. The final area to be released are to be approved by the City Engineering Division.
8. The applicant shall dedicate the existing 33 feet of right of way and an additional 7 feet for Old Sauk Road as shown on the CSM.
9. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final CSM.
10. Update the Madison Common Council certificate to include the current standard language as required by the Office of Real Estate Services. This will include the required acceptance language for the dedications included in the CSM.
11. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required

tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Julius Smith, City Engineering ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)).

12. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations.
13. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jule Smith ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
14. Old Sauk Road does not vary. Remove 'Varies' from the description of the existing right of way.
15. Make the building labels and dimensions legible on sheet 3 of 5.
16. Correct the area for Lot 1. The overall lands appear to be listed for Lot 1 with the dedications included. Lot 1 should be about 161,000 square feet, +/- 3.70 acres.
17. Confirm the proper wording and page numbers on Note 6 on Sheet 1, Note 3 on Sheet 3, and Note 2 on Sheet 3.
18. Revise Sheet 3 to be Sheet 3 of 6.
19. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or an early start permits for new construction.
20. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

\*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

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

21. The applicant shall dedicate seven (7) feet of right of way along their frontage of Old Sauk Road for a total of 40 feet from the centerline.



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

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

**Fire Department** (Contact Bill Sullivan, (608) 261-9658)

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

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

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

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

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

**Parks Division** (Contact Ann Freiwald, (608) 243-2848)

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

**Office of Real Estate Services** (Andy Miller, (608) 261-9983)

22. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
23. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s). If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.
24. As of May 31, 2024, real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.
25. As of May 31, 2024, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f).
26. A standard 60-year report of title was not received by Office of Real Estate Services with the CSM application materials. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish a 60-year title report via email to Andy Miller in the ORES ([acmiller@cityofmadison.com](mailto:acmiller@cityofmadison.com)), as well as the survey firm preparing the proposed CSM. The

report shall include copies of all associated documents of record. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title report contains changes that warrant revisions to the CSM.

27. Depict, dimension, name, note and/or identify by document number all relevant easements, declarations, plans, conditions, agreements, and other documents cited in record title and the updated title report, and include relevant notes from plats or CSMs of record. If documents included in the December 23, 2019 title report do not apply to the area within the proposed CSM, have them removed from the updated title report.
28. Depict and dimension public easements for utilities and storm water drainage rights of way to be dedicated on the proposed CSM where necessary.

# REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. \_\_\_\_\_

FROM: Tim Parks, Planning Division

Amendment: X \_\_\_\_\_

Repeal: \_\_\_\_\_

Creation: \_\_\_\_\_

Please draft the following ordinance:

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

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

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

See Attachment(s): \_\_\_\_\_

Date to be Presented: 21 May 2024

Referral(s): Plan Commission: 10 June 2024; Common Council: 18 June 2024

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: \_\_\_\_\_

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

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

Rezone following property:

Address 6610-6706 Old Sauk Road Alder District 19

From SR-C1 and SR-C3 District To TR-U2 District

Proposed Use: Rezone to allow development of site with a three-story, 138-unit apartment building

By Direction Of: 

Date: 14 May 2024

**From:** [Fruhling, William](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Escalator Clause, Stone House Development Proposal for 6610-6706 Old Sauk Rd  
**Date:** Thursday, May 30, 2024 1:23:00 PM

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Please include in the public comments if it hasn't been already. Thanks.



**William A. Fruhling, AICP** *[he/him/his]*

Interim Planning Division Director / Principal Planner  
Neighborhood Planning, Preservation + Design Section

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Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985  
Email: [wfruhling@cityofmadison.com](mailto:wfruhling@cityofmadison.com)  
Phone: 608.217.4199

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**From:** Fun to Build <foster07cn@gmail.com>  
**Sent:** Thursday, May 30, 2024 12:01 PM  
**To:** Ledell.Zellers@gmail.com; Guequierre, John <district19@cityofmadison.com>; Fruhling, William <Wfruhling@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Figueroa Cole, Yannette <district10@cityofmadison.com>  
**Subject:** Escalator Clause, Stone House Development Proposal for 6610-6706 Old Sauk Rd

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Please post as Public Comments for Legistar #82950, 82972, 83477 and 82979 for 6610 - 6706 Old Sauk Rd.

Dear Chair Zellers, Alder Guequierre, Interim Planning Director Fruhling and Mr. Parks,

We are opposed to the use of the Escalator Clause for the Stone House Development proposal for 6610-6706 Old Sauk Rd. We respectfully ask that you do not allow the Escalator Clause to be used.

We find it quite astonishing that the 2018 Comprehensive Plan includes an enormous Escalation Clause to densify housing that could allow up to 70 DU/ac for LMR designated locations on arterial roads vs. 30 DU/ac for non-arterial roads. This is not just a small density bump up, but a whopping 133% increase. We can only assume that the authors of this clause had one objective in mind and that was to maximize densification to the greatest extent possible, with no regard to its unintended

consequences and the huge impacts it could place on the surrounding neighborhoods.

Last year it was stated that because this clause created uncertainty with developers and residents the Revised 2023 Comprehensive Plan (Amended December 5, 2023) now includes this language for the future land use category Low-Medium Residential (LMR):

**\*\*Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.**

It is our understanding that this Escalation Clause has been used very little since 2018 or not at all, one exception could possibly be for a location on East Washington Ave which is obviously a very different street than Old Sauk Rd. It appears that there is no written process as to how these 8 factors will be formally reviewed and there are no detailed definitions of the eight factors. We can only hope that the analysis to be used will be fair and transparent.

So now we all face a Stone House Development proposal for 6610-6706 Old Sauk Rd that requires the use of this Escalation Clause. Below is our analysis of the eight factors based on what we know about the property and the Stone House proposal.

**1) Relationships between proposed buildings and their surroundings.**

The proposed structure is huge, approximately 425' long, 40' high and with only a 30' setback from the curb of Old Sauk Rd, enormously large when compared to the surrounding homes that surround up to one mile or more in all directions from the site. It is assumed that because of shadowing issues the structure has to be located very close to Old Sauk Rd, which then means the access driveway with all of its noise and light impacts is located to the back of the site, very close to neighboring homes. Homes in the neighborhoods have architectural styles with sloped roofs, most of them resembling Colonial, Mid-Century, French/English Country, not a Craftsman or Prairie style and not with flat roofs as being proposed. What is being proposed is not seamlessly integrated with the surrounding developments nor sustains aesthetic desirability compatible with the existing or intended characteristics of the area as defined and required in both the Comprehensive Plan and the Madison General Ordinances.

**2) Natural features.** This site is in a flood prone area per the City Flood Risk Map that extends from Old Sauk Rd across this site to E Spyglass Ct to Pebble Beach Dr. Today the site has a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways.

3) Lot and block characteristics. In this suburban residential area there are only lots and the surrounding lots sizes and setbacks follow existing zoning requirements. This enormously large structure, set so close to Old Sauk Rd is totally inconsistent and does not follow the existing lot characteristics of the area.

4) Access to urban services. We assume urban services to be defined as sanitary sewers, water, fire protection, parks, streets, roads and mass transit. We assume that all of these services will be available to this property. However, it is known that the Old Sauk Rd stormwater sewers are woefully undersized.

5) Transit. Old Sauk Rd does have limited bus service, but it is not a BRT route. The bus is only used by M-F commuters and university students, despite the hopes of some, it is not used to access amenities or for shopping.

6) Arterial streets. Old Sauk Rd is a two lane, minor arterial road with use of over 10,000 vehicles per day, including many emergency vehicles. It is not a Principal arterial road, not on or close to the BRT corridor, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. It has bike lanes on both sides, one lightly used south side parking lane and it will surely have safety issues if and when increased parking was to occur as a result of this proposal.

7) Parks. There are two parks in the vicinity, one located on Everglades Dr and the other on Pebble Beach Dr. It is surprising that the Stone House proposal has no playground proposed or features for children, but does have adult facilities like Bocce.

8) Amenities. This is a suburban residential area, there are no amenities close by, there are no amenities that can be walked to. Taking a bus or riding a bike to the closest amenities would be very time consuming for this location and doesn't happen, despite the hopes of some. The closest grocery store is approximately 2 miles away. To be honest for this location, a vehicle is required to access amenities, always has and will always be.

Sincerely, Gary and Barb Foster  
6506 Old Sauk Rd

**From:** [Karen Nielsen](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 2:58:29 PM

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I am concerned about the size/scope of the new development on Old Sauk Road.

Traffic and safety along Old Sauk Road is of great concern. With no traffic lights along OSR between Gammon and Old Middleton Road, OSR will likely become a traffic thoroughfare, despite the fact OSR cannot be widened beyond 2 lanes. During the school year, children, parents and community members use the Crestwood School crossing; cyclists use OSR year round to commute or to access country roads west of Madison. The increased number and frequency of cars exposes all of these populations to a much higher likelihood of accidents.

In addition, the intersections of OSR and Gammon and OSR and Old Middleton will become more congested, resulting in bottlenecks and choke points, and introduce another location of concern for pedestrian, bicycle and vehicle safety.

The safety of all residents will be at risk, not only those of us living along OSR, but also residents in neighborhoods adjacent to OSR, as drivers seek 'shortcuts' through neighborhoods to access Mineral Point Road, Gammon Road, and the beltline and possibly seek additional parking on the streets.

Allowing the Stone House development to move forward could also open the possibility to future development on the St. Thomas Aquinas site, allowing as many as four (4), 5-story buildings with 91 units each-creating an even greater impact on the amount of cars and traffic on Old Sauk Road-one that would truly be unsustainable.

Karen Nielsen

**From:** [Travis Kraemer](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support Agenda Item 82972  
**Date:** Monday, June 10, 2024 2:55:39 PM

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You don't often get email from travis.kraemer@gmail.com. [Learn why this is important](#)

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Dear Plan Commission,

Madison rental prices have continued to climb and are up more than 6% from last year according to Zillow Observed Rent Index. This demonstrates that there is strong demand for housing and that we must continue to build more housing to avoid further price increases. Every neighborhood needs to contribute to increasing our housing supply to address the housing crisis Madison is facing. I recently spent a week in San Francisco and it's disturbing how much suffering the strong opposition to building housing has caused there. They may have preserved the form of their city, but as a result they have made it impossible for the average person working in San Francisco to afford living there and people who grew up there can't afford to stay there. I don't want to see us to force hard working Madison residents out and repeat the mistakes of the west coast. I support this development and would like to see broader rezoning to enable incremental development all throughout the city to create a larger variety of housing options and speed up the process of building more housing.

Sincerely,  
Travis Kraemer



**From:** [Kathy Western](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [wcole@axley.com](mailto:wcole@axley.com); [cnelson@axley.com](mailto:cnelson@axley.com)  
**Subject:** Amended, Tonight's Presentation : Old Sauk RD / Stone House  
**Date:** Monday, June 10, 2024 2:38:12 PM

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Please File in Legistar: #82979, #82972, #82950, #83477;  
I am opposed to all 4 being adopted.

We have lived on a small cul de sac of 11 homes with low/medium density backing up to the Pierstorf property for 30 years. Stone House's inappropriate super-sized rezoning change puts an urban high density massive build so close behind our fence, so close to our home that the 24/7 noise and lights would force us into living in a noisy 100% urban high density area, not an environment we would ever choose to live in and one never meant to be on this property when our small neighborhoods were created. This hardly seems fair. 24/7 noise, night-time lights, blocking of the sun, a total lack of privacy and an absence of natural greenery would negatively change the essence of our nature filled peaceful yard where I find joy most days and tranquility and strength during times of challenge; the yard where I happily spent my entire vacation-time for many years and where The National Wildlife Federation declared it a "Certified Wildlife Habitat." An obligation to give back to the earth by planting to make up for the loss of habitat displaced by our home wherever we lived has been a strong belief of mine, passed on to my children . This is in stark contrast to Stone House's scorched earth plan.

My husband and I have been renters at various times in our lives, but always surrounded by trees and other greenery. I feel privileged to have been born in WI because of its vast natural beauty and trees are a big part of that. SH will remove 100% of the hundreds of trees, home to many birds, leaving no natural green buffer to help shield us from the 24/7 noises from the access road right behind our fence filled with vehicles, people and dogs and noise from the pool and other outdoor recreation. Nor buffer us from night-time lights and vehicle headlights pointing directly into our bedroom windows and no trees to provide a visual buffer for privacy from the balconies of people towering over us. Removing all the trees is unfortunate and misguided on many levels. These issues greatly affect our quality of life and will curtail the use and enjoyment of our yard. Being surrounded by constant noise and lack of privacy is not what anyone who values being surrounded by the sounds of nature would want. These problems are preventable, caused by too big of a build on this small property.

Of major concern is SH's watershed plan. By necessity we already have two sump pumps about six feet underground that run frequently during storms, helping keep us water free. This hidden underground water runs freely through the sand like water through a sieve, flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at a greater risk of flooding.

These are preventable problems made worse by the high density rezoning. SH's plan is just too big and dense of a build for the property size.

Kathy Western  
25 Saint Andrews Circle  
Madison, WI

Sent from my iPad

**From:** [Bonnie Broderick](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Proposed Stone House Development on Old Sauk Road  
**Date:** Monday, June 10, 2024 2:31:27 PM

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You don't often get email from fgsbbmp@gmail.com. [Learn why this is important](#)

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We are writing to express our concerns about the proposal to be discussed tonight at the Plan Commission Meeting.

Our understanding is that this very large development as currently proposed will consist of 60% efficiency or one bedroom units to be rented at market rate. Current rates are unaffordable for lower and middle income people; these units are too small for families, and will have 180 parking places. That will be a huge impact on 2 lane Old Sauk Road, which is already quite busy for both morning and evening commute times. Crestwood School is located just a few blocks away, and has no good parking for letting students cross over to the school. And you know how congested Old Middleton Road currently is! You want to add to that congestion? Really? How many of you on the Plan Commission live along these roads to be impacted? Or in adjoining neighborhoods. Do you know how many people bike to work using these roads?

We know there is a shortage of AFFORDABLE housing in the Madison area; how will these units address that shortage?

We would like to see this large project moved elsewhere or a much smaller project built there which will have WHEDA or other subsidized units so near a school.

Of course growth must be managed planfully by looking at the overall growth plans, impact on adjoining neighborhoods etc. We get that. The increase in traffic which will be the logical and likely result of such a large project is really intolerable for our neighborhood, which is right at the junction of Old Sauk and Old Middleton Roads.

We want you to improve this proposed project by thinking hard and long term about how these many units and resulting vehicles will impact the day to day lives of our nearby neighborhoods, roads and bike lanes.

Thank you for your consideration of these down to earth real time concerns.

Glen A Broderick  
Bonnie H Broderick

**From:** [Olivia Williams](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support affordable housing on tonight's agenda  
**Date:** Monday, June 10, 2024 2:02:54 PM

You don't often get email from olivia@maclt.org. [Learn why this is important](#)

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Hi Plan Commission,

There are several decisions tonight that will support affordable housing development and I urge you to support all of them:

I support item 8, for zoning changes that would support a new Tiny Home Village on Stoughton Road. This development is in my neighborhood, and I strongly support it. As a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. I support their work at this site, and believe the City's goal should be to support their work wherever Occupy Madison deems appropriate. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. To deny this request would mean OM has to go back to the drawing board for their next project. The site is a great location for this project and should be approved.

I also support items 9, 10, and 11 together as part of the effort to develop the Voit property. I would also support higher density (+1 to each of the zoning categories) at this site than what is proposed here, to match the need for more units in Madison. My organization, Madison Area Community Land Trust, has an option to purchase one of the lots that will be zoned and platted with these items. We plan to develop permanently-affordable condo units at this site. I have found the Starkweather Group pleasant and forthcoming to work with, and it will mean a lot to my organization to be able to move ahead with this project. I also live close to this site, and am excited to have more connecting bike paths, park space, commercial options, and new neighbors with the Starkweather Plat developed. I would like to see the Chicago Ave crossing as a bike-only bridge over the creek, and never a car bridge.

Finally, I support item 24 for the Stone House Development on Old Sauk Road. I would support it at a higher height as well.

Affordable housing is desperately needed in Madison, and approvals of these projects are essential to getting them off the ground.

Thank you for considering their approval,

Olivia

**OLIVIA R. WILLIAMS (they/she/Dr.)** | EXECUTIVE DIRECTOR



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 285-2691  
[OLIVIA@MACLT.ORG](mailto:OLIVIA@MACLT.ORG) | [MACLT.ORG](http://MACLT.ORG)  
Office hours by appointment only

**From:** [Jane Boryc](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Opposition to Stone House Development  
**Date:** Monday, June 10, 2024 2:01:40 PM

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I would like to register my vehement opposition, once again, to:

- 1)Item 23 #82950- the demolition permit for 6610-6706 Old Sauk Rd
- 2) Item 24-83477- changing zoning of property from SR-C1 District and SR-C3District to Tr-U2 District- This is a suburban area and should remain designated as such, not changing the zoning to an urban district to accommodate a development that is too large for the site and which relies on untested and unproven Stormwater mitigation measures that put the surrounding established residences at risk.
- 3) Item 25 - 82972 -oppose consideration of conditional use to allow construction of multi-family dwelling 3-story/138 unit with outdoor pool. This will present major nuisance and drainage and safety issues.
- 4)Item 26 -82979 -oppose approving certified Survey Map of property owned by Stone House Development, especially Traffic studies, original and revised stormwater management plans, failure to address environmental concerns.

Thank you.  
Jane Boryc  
841 Sauk Ridge Trail  
Madison, WI  
Sent from my iPad

**From:** [Robert Behnke](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Comment on Items 23-26  
**Date:** Monday, June 10, 2024 1:58:17 PM

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Plan Commission meeting: Items 23-26.

Please approve. If we cannot build 3-story apartment buildings on vacant land on bus routes, we are an absolute failure of a city and continue to fail every working class family trying to be part of our booming region.

Thank you,  
Robert Behnke

**From:** [Charles Gervasi](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Melinda Gustafson Gervasi](#)  
**Subject:** Support Rezoning for More Housing Construction  
**Date:** Monday, June 10, 2024 1:52:41 PM

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You don't often get email from charlesjgervasi@gmail.com. [Learn why this is important](#)

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I am writing to ask the Plan Commission to support the proposals for rezoning to allow more housing creation. Madison is growing with many new good jobs. Our biggest problem is not enough housing, which manifests in housing being expensive because demand exceeds supply. If we continue growing, our only choice is to build more housing or develop more of the surrounding farmland and have people commute in. There is value, though, to being in Madison and near its amenities.

I cannot go to the meeting tonight, but I urge the Commission to support the development of more housing, especially Agenda Item #24, which is nearest to my home. I have lived on Whitney Way for 14 years and am happy to see Whitney Way slowly being transformed from a road into an urban street. I also ask the Commission to support Items #8, #10, and #13. We need more housing in all areas of the city.

Respectfully Yours,

Charles J Gervasi

**From:** [sally.chisholm](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 1:41:19 PM

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Dear Planning Committee,

The proposed rezoning of Old Sauk to allow the high density apartments is a short cut solution to a more difficult problem. The generic aesthetic of this building does not promise to preserve the special qualities of this residential area.

Sally Chisholm

Professor of Viola



**From:** [Susan Millar](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Susan Millar](#)  
**Subject:** In strong support of the proposed Stone House project on Old Sauk Road  
**Date:** Monday, June 10, 2024 1:36:20 PM

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Plan Commissioners:

I thank you for your service, managing the complex situation such as the current Old Sauk project (Legistar numbers [82950](#), [83477](#), [82972](#), and [82979](#)).

I support the City staff's analysis of this project for three main reasons:

1. This project meets and helps to implement the guiding principles that, per extensive city staff study, have been shown to work well in other sections of Madison and in other cities undergoing rapid population increase.
2. This type of housing proposed for this project is essential if our city has any chance of achieving its goals for climate mitigation while simultaneously meeting the dire need for new housing.
3. As a retired home-owner who lives on the west side of Madison, I believe we on the west side need to join east side home-owners who already have adjusted to new apartment buildings in their neighborhoods, thus making way for younger people who need but cannot find housing in our city.

Respectfully yours,  
Susan Millar  
Regent Neighborhood home-owner

**From:** [Ann MacGuidwin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** file # 83477  
**Date:** Monday, June 10, 2024 1:16:28 PM

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Dear Chairman Zellers:

I oppose the zoning of 6610-6706 Old Sauk Rd to TR-U2 zoning. Rather, I believe the property should be zoned to a suburban district, specifically SR-V2.

The staff report released last Friday contends the project does not have enough usable outdoor space to be zoned to anything but TR-U2.

I believe that's not so. 7,500 sq ft in the front courtyards, 8-9000 sq ft in the back courtyard and about the same in balconies and patios adds up to about 5000 sq ft less usable outdoor space than what's required for SR-V2.

As you know, ordinance 28.140 allows you to approve required landscaped areas as usable open space. The large grassy area to the west of the building established for storm water management fits this condition and, with it, usable outdoor space generously exceeds the amount required for SR-V2.

SR-V2 would require the project be pushed 10 ft farther back from the street but there is ample space to do that. So SR-V2 is possible.

SR-V2 is the right thing to do:

- 1.) It's consistent with the surrounding neighborhoods. Greenspace is critical to the perception of fit with surroundings.
- 2.) SR-V2 is most consistent with the Comprehensive Plan. SR-V2 is considered the "primary" district "appropriate" for both low-medium and medium density as compared to TR-U2 which is a high density district considered to be "secondary" and only "somewhat appropriate" for low-medium and medium density. Quotes are the city's own words and they speak for themselves (Tables 5 and 6  
[https://www.cityofmadison.com/dpced/planning/documents/GFLU\\_FAQ\\_2023.pdf](https://www.cityofmadison.com/dpced/planning/documents/GFLU_FAQ_2023.pdf))
- 3.) Third and most important is that zoning SR-V2 aligns suburban development with the city's Climate Forward initiative. Housing density can be increased in all districts by your approval, but zoning is the only way to regulate green space. You don't need initiatives to add trees and plants in the suburbs to address climate change—they're already there. Vegetation lowers temperature. Roots hold soil in place, reducing erosion and channeling runoff into the soil. Trees and plants encourage wildlife. The suburbs provide these ecosystem services to the benefit of the entire city. So use the suburbs to increase housing, but please zone and build to be climate forward.

Zoning this property to TR-U2 will imply that you sanction full throttle development with no regard for context. It will signal that you feel no environmental responsibility. Please - Zone this property as a suburban district and show that you do!

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [Rick Coelho](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission: 6/10/2024  
**Date:** Monday, June 10, 2024 1:11:45 PM

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[You don't often get email from rickcoelho@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I would like to register the following public comments on agenda items on tonight's Plan Commission agenda. I am a city of Madison resident residing at 1422 East Dayton Street, #20.

Agenda Item #24: I support this development. As someone whose plans for the future are quite literally on hold as a result of the cities housing crisis, placing too much emphasis on the relatively minor complaints of a few well-funded current economic winners casts the values of this city into question. We are facing a crisis and an all of the above approach is necessary to avoid Madison becoming San Francisco or New York when it comes to to housing injustice and inequality.

People are coming. The only question is what this city will look like after they arrive.

Agenda Item#10 & #13: I am in support of both these developments that will bring additional housing online while also hitting other city goals of density and walk ability.

Thank you for your time and consideration of public input.

Rick Coelho

Cell: 603-978-5775

**From:** [jawnorman@gmail.com](mailto:jawnorman@gmail.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Reference: 6610-6706 Old Sauk Rd, 82950, 82972, 82979 and 83477  
**Date:** Monday, June 10, 2024 1:06:24 PM

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## Comments on Rezoning and Conditional Use for 6610-6706 Old Sauk Road for Plan Commission Meeting June 10, 2024

Dr. John M. Norman, [jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)

I am an Emeritus Professor of Soil Science from UW-Madison with experience in soil physics and hydrology.

I have studied the online stormwater plans, particularly the infiltration plan, which includes two large underground storage basins with infiltration through their floors into soils with very low natural infiltration rates.

This is a complicated project, and I believe that these structures are experimental and must be built and tested before the rest of the project is started. Even with successful initial tests, because basins are inaccessible, there is no assurance against eventual failure for the following reasons:

1. This site is over layered soils, with unpredictable water flow characteristics. The plan for the largest underground storage basin is to remove the soil below the floor, mix the layers and replace the soil; then build a 400-ton concrete and stone structure and then add more than 700 tons of crushed rock potentially compacting the underlying soil. Laboratory experiments I have done on mixed-texture soils show high variability and little predictability.
2. A well-known problem in soils is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on streets, walks, driveways, and parking lots. The sodium from this salt attaches to the soil and builds up until it disperses the soil reducing infiltration drastically forming what is called a SODIC soil, and it has occurred in Madison area. This dissolved salt goes right thru the filters on the underground basins and will come from the parking lot on top of the large basin, sidewalks, the driveway etc., which also drain into the large surface infiltration basin on the west side of the property along with salt-laden runoff from Old Sauk Road eventually causing the surface basin infiltration to continually decrease. To my knowledge, this is not discussed in the plan.
3. Infiltration basins for runoff must always deal with the possibility of

sediment sealing the soil surface and slowing infiltration. The underground storage basins address this with filters that are about 80% efficient that may be bypassed in large storms so sediment could get into the basins and slowly reduce an already low infiltration rate without any possibility of remediation.

I respectfully request that the Plan Commission defer action on the zoning change until the above issues are adequately resolved.

John M. Norman

**From:** [Ann MacGuidwin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** file # 82972  
**Date:** Monday, June 10, 2024 12:56:39 PM

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I am not opposed to multi-family residential development on Old Sauk Rd, but I am opposed to the current request by Stone House Development to escalate from low-medium to medium residential density.

The staff report released last Friday evaluated the select conditions necessary to gain approval for this escalation. One condition in particular caught my attention:

*"Natural features: Staff does not believe that there are any natural features on the site or on the surrounding properties that would suggest that the building should not be built as proposed."*

They're forgotten a very important natural feature that is especially pertinent to this project - soil.

Soil, the skin of the earth is a matrix composed of minerals, air, water, and organic matter. There's tremendous variation in those components and their physical arrangement over a landscape and also with depth.

This property is very water sensitive due, in part, to natural soil features. Please look at the maps in the Strickers-Mendota watershed report. You'll see bright spots indicating flood risk for this address.

The developers have proposed elaborate technical solutions to keep water on the property. One fix they propose is to excavate, fluff, and return the soil that lies under heavy stormwater storage tanks. I refer you to the letters of Dr. John Norman that explain why this and other measures they propose have a high risk of failure.

The bottom line is that:

The best Stone House will do is to match the current volume of water discharged to other private lands for the 10-year storm.

As the land sits there today it's at risk of flooding. Post development, the property still floods and sends runoff water to neighboring properties - maybe even more water!

The proposed project is too big for this particular site. The characteristics of the site's natural soil feature is good reason to deny approval of escalation to medium residential density. This water sensitive site needs a project with less building and more greenspace.

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [Ryan Brown](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** opposition to items 82950, 83477, 82972  
**Date:** Monday, June 10, 2024 12:47:42 PM

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Thank you for the opportunity to voice my opposition to the rezoning effort and planned construction on 6610-6706 Old Sauk Road per agenda items 82950, 83477, 82972. My family moved to the neighborhood in 2020 to attend Crestwood Elementary and enjoy the old growth trees around the Highland area. We also moved here to escape the suburbs with numerous apartment buildings. While I oppose the measure for many reasons including the added traffic near Crestwood Elementary, inevitable slow down of traffic for eastbound of people getting home, and negative aesthetics of apartments nestled in an older neighborhood, my main concern regards the sense of community. Driving along Old Sauk Rd today, numerous "no rezoning" signs are visible. The surrounding houses are seemingly united in opposing the rezoning effort. I know that my neighbors like me want to preserve our sense of community and embrace the 1950s vibe that comes from the age of our houses. Opposing this measure reflects on all of us, on how we value community and embrace our neighbors' opinions. This is about more than just poor urban planning on whether apartments should be built here, it is about preserving our sense of identity. Please vote No on rezoning 6610-6706 Old Sauk Road per agenda items 82950, 83477, 82972 and help preserve our neighborhood.

--

Ryan

**From:** [Judy Meyers](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Mark Meyers](#)  
**Subject:** Plan Commission Presentation--Stone House June 2024  
**Date:** Monday, June 10, 2024 12:47:06 PM

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Please file in Legistar #82979, #82972, #82950 and #83477.

**Hello,**

**I write to voice my strong opposition to the plans for the 138-unit Stone House Project which I think is too large for the site (6610-6706 Old Sauk Road). Though I am concerned about impacts such as increased vehicle traffic, additional noise, and the plans to reduce or eliminate the trees on this property, my main worry is that potential watershed and flooding issues have not been adequately addressed. An engineering review conducted by Prof. John Norman on May 24 recommended that this zoning change be postponed "until further detail becomes available regarding the proposed stormwater practices for this development."**

**I have lived on St. Andrew's Circle since 1988, and I know first-hand that the undeveloped land directly behind my home routinely floods when we have storms. I know many of my neighbors already worry about flooding, and this project will only worsen those concerns. The reality of global warming and climate change has increased the likelihood of more dramatic weather events such as major storms, and so we must be extra cautious. Simply meeting minimum codes is not enough.**

**I am not opposed to some development on the site, but what is proposed is simply too large. If the Planning Commission refuses the rezoning request, this action will place pressure on the landowners to lower their price, making it possible to for the developer to build something smaller while still turning a profit. That is the most sensible solution.**

**The commission should show some leadership here and listen to the widespread opposition to this project by the people who live here. We will be the most directly impacted, and our concerns must be taken seriously.**

**Best wishes,  
Judith A. Meyers  
17 St. Andrews Circle  
Madison WI 53717**



**From:** [Anthony Jahr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk Road apartments  
**Date:** Monday, June 10, 2024 12:43:27 PM

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As a resident of the city who is currently renting I am a strong proponent of building more apartments. This project will help with the housing shortage crisis we are facing now and in the coming years. I understand local residents don't like having multi unit housing near their homes but the reality is without more housing I and others won't be able to afford to live in this wonderful city. Thank you,

Anthony Jahr

**From:** [Rachel Holloway](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Stone House development (agenda item #82972)  
**Date:** Monday, June 10, 2024 12:40:33 PM

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You don't often get email from racheljacques@gmail.com. [Learn why this is important](#)

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Dear Plan Commissioners,  
I am writing in support of the Stone House development proposal at 6610-6706 Old Sauk Road, for tonight's public hearing.

I recognize that many neighbors, particularly those closest to the property, have concerns about the development. This is not a surprise, and I understand the reasons for the concerns based on reading the comments. I live about 1/2 mile away, but still feel the site is "in my neighborhood" as it is in walking distance. See thoughts below by topic.

**1. Consistency with city regulations:** Overall, it appears the project will meet city requirements. In fact it looks like it will exceed the minimum requirements, or be under the maximum limits in many cases. And they have modified and scaled back their plans in response to neighborhood feedback, which is a significant concession.

**2. Neighborhood character / appropriate locations for large apartments:** Yes this part of Old Sauk is low to mid-density residential now. However to me it is a bit of a "transition" area, with room for more growth and density as older buildings age. It is on a major east-west route in town, on a transit line that I myself use. There are 3 story apartments much further out in more suburban areas with far fewer amenities - some 1 to 1.5 miles west of the beltline on Old Sauk, and 3-4 story buildings 2 miles west of the beltline on Mineral Point Road. Those city residents drive on our neighborhood roads too.

**3. Traffic impacts:** New residential development does add traffic to area streets. However, Madison is growing fast and the homes will be built somewhere. We are severely under-building homes for decades. If they are built further west the traffic will still be on Old Sauk Road, people will just be driving from farther away. Also more traffic does not equal more dangerous streets. (Sometimes it can, sometimes it makes them safer by slowing down the traffic, as does on-street parking. Not a popular viewpoint I know.)

**4. Negative impacts to social character and isolation:** While the site is not right near a grocery store, it is not isolated. It is near amenities (one reason I like this neighborhood). The site is ~1/2 mile from an elementary school and neighborhood pool (which people do walk to from Old Sauk), less than 1 mile from another elementary school, less than 1 mile from a middle and high school, and also walking distance to Gammon Road which has a daycare and other businesses.

I just wanted to weigh in that some of us do not oppose the project, and think it is not unreasonable - even though it would be larger than the existing apartments and houses there, it seems a good use of land in an increasingly urban neighborhood and I think we can accommodate it just fine.

Thank you,

*Rachel J. Holloway*

[racheljacques@gmail.com](mailto:racheljacques@gmail.com)

**From:** [Mark Clear](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Comment on items 23-26 for 6/10/2024, 6610-6706 Old Sauk Rd  
**Date:** Monday, June 10, 2024 12:24:45 PM

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Dear Chair Zellers and Members of the Plan Commission,

I urge the Plan Commission to approve the applications for demolition, rezoning, and conditional use at this site.

For context, I have lived about 4 blocks from the site for 25 years. I represented District 19 on the Common Council for 11 years (2007-2018). Neither of these facts should give my comments any more weight than anyone else's.

I believe the relevant standards have been met by the applicant and that the project will be a benefit to the current and future residents of the surrounding neighborhoods and the city as a whole. In addition to the critical need for housing in the city as a whole, there is a specific need in this area, which has not seen any increase in housing since the other parcels of the Pierstorff farm were developed in the early 1990s. I believe this relative stability underlies many of the concerns that I've heard expressed by some of the current neighborhood residents. It's human nature to fear the unknown, and change has been unknown to these neighborhoods for many years. The reality that I saw during my time on the council, both in my district and throughout the city, was that development often catalyzes other positive changes, and that concerns about traffic, parking, noise, etc., are overblown.

When friends and neighbors have asked me about this project, my reply can be summarized as, "it will be fine." I have convinced exactly no one of this belief, because the nightmare scenario that they envision threatens their peace, comfort, and wealth. But I know that it's true because I've seen it hundreds of times.

Please vote yes on items 23-26, and thank you for your service to our city.

Mark Clear  
110 Shiloh Drive

**From:** [Kaleb](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** In Support of the 6610-6706 Old Sauk Road Development  
**Date:** Monday, June 10, 2024 12:23:07 PM

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Hello,

My name is Kaleb Holten. I registered in support of this development and I'd just like to say why I support more housing generally.

More housing has a stupendous number of benefits, it increases affordability by increasing supply, improve community health by enhancing walkability, and increases opportunities for folks who haven't been able to live in Madison before.

Please support this development, not just for the developer, but for the people who need housing.

Thanks,

Kaleb

**From:** [paula.winnig](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation-Stone House-Old Sauk Proposal OBJECTION  
**Date:** Monday, June 10, 2024 11:44:14 AM  
**Attachments:** [stone house development objection.pdf](#)

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RE: Legistar #82979, #82972, #82950, #83477

Please see attached objection to the above referenced items

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I appreciate you considering the words of those of us who will be directly impacted by these proposed zoning changes.

Thank you,

Rabbi Paula Winnig

**Rabbi Paula Jayne Winnig, MBA**

# RABBI PAULA JAYNE WINNIG

18 St Andrews Circle

Madison, WI 53717

PJW

 (516) 319 – 3940     [paula.winnig@gmail.com](mailto:paula.winnig@gmail.com)

To: [pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)

Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]

**Legistar: #82979, #82972, #82950 and #83477 objecting to all proposals.**

I live at 18 St Andrews Circle. As I sit here writing this from my home office, I hear five different bird species singing. When I purchased my home in 2017, I was enticed by the natural environment which surrounded the house. I was so in love with the birds that I saw around the property, I even purchased the birdfeeders the sellers already had in place. On any given day, I have 10-15 different species of birds singing and spending time in the trees and bushes surrounding my property and the adjoining properties. There is also a lively band of squirrels, chipmunks, opossum, and wild turkeys that also visit this area regularly. Part of the reason we have such abundant bird and animal life in our area is due to the numerous large trees that provide safe places for them to nest, and plenty of natural food for them, in addition to what we provide to enhance their diets. This abundance of natural bird and animal habitats will be drastically altered by the mass destruction of trees that will take place to construct the massively over-sized apartment complex being proposed.

The trees, besides providing habitats for the native birds and animals, also assist in preventing erosion and flooding. The new proposed complex, as has been detailed by engineers who have examined the situation, will increase the water run-off to our street and our properties. We already have major issues with water run-off during big storms. There are swampy areas on the sides of my property already. The St Andrews' cul-de-sac is filled with water after every storm and ices over when we have snow melts that freeze. Our sewers can barely manage the current run-off. If this development is allowed to proceed as currently planned, our water table will continue to rise in the adjoining properties. Just a block or two away, there is a natural swamp water habitat due to the already high-water table. This development is likely to create another swampy habitat adjacent to it, only this time on already inhabited properties. Why should previously built properties suffer for this new property?

I am also concerned about the light pollution that will be caused by 138+ windows in the complex. The amount of light that will shine through the windows from inhabitants lighting, televisions and computer screens, the security lights, and the vehicle lights as cars come and go, will disrupt all of us with properties near to this complex. The constant lights will also disrupt the animal habitats and the animals' sleep patterns.

Furthermore, there simply are not enough parking spaces in the plans for the development. They need to have at minimum, 276 parking spaces, not the 138 being proposed. One parking space per unit would assume only 1 adult per unit and 1 vehicle per unit. These assumptions fall woefully short of reality. The additional traffic onto Old Sauk Road, especially in the mornings when parents are dropping off children at school, will create dangerous driving conditions for everyone. While these issues might simply be “quality of life” issues, they may result in loss of life if a child or family is injured while walking to school or leaving a vehicle to enter the school.

If there are not enough spaces mandated for the property where will the tenants park? If they choose to park on our cul-de-sac to avoid paying parking fees, or use it because there are not enough spaces on the apartment complex, what will happen when a fire truck or ambulance needs to come up our street? Or the snowplows? Or the garbage trucks?

There is no reason to change any existing development rules to allow a developer to gain advantages, while disadvantaging those who have long ago invested in the City of Madison. The taxes that they will pay on this development, will not make up for the increased number of people using city services who will occupy the units. The city will lose money on this deal in the end. We also cannot solve the housing issues in the City of Madison with this one development. We are not objecting to a multi-family development like those currently situated on the adjacent properties. We are not objecting to losing the old barn. We are not objecting to increasing available housing for the City of Madison. We are not objecting to sensible development.

However, it makes more sense to allow a developer to build something that conforms to the current building rules and requirements. It makes more sense to build something that fits into the current neighborhood appearance. It makes more sense to create a development that would enhance our neighborhood rather than detract from it. It makes sense to try to protect the natural habitats of native species. It makes more sense to try to avoid further flooding and a rising water table. It makes more sense to vote against these proposals. Please heed our requests and do not vote to allow the changes for this property to be built as currently proposed by Stone House developers.



**From:** [Diane Sorensen](#)  
**To:** [Ledell Zellers](#); [Parks, Timothy](#); [All Alders](#); [Plan Commission Comments](#)  
**Subject:** Re: Response to Staff Report  
**Date:** Monday, June 10, 2024 11:27:24 AM  
**Attachments:** [RESPONSE TO STAFF REPORT.docx](#)  
[RESPONSE TO STAFF REPORT.pdf](#)

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Dear Common Council and Plan Commission members,

I am writing to correct typos on the transmittal email for Response to Staff Report on the Stone House project. The correct Legistar Nos. are 82950, 82972, 82979 and 83477.

I am again attaching my comments. I apologize for any inconvenience.

Diane Sorensen

## Response to Staff Report

To Chair Zellers and the Plan Commission:

I have read the City of Madison Staff Report on the Stone House proposal for Old Sauk Road. I strongly disagree with much of it. This is my response. I ask that it be filed in Legistar files, No. 92950, 92972, 92979, 83477. I rather doubt that the Plan Commission will have time to read this because the Staff Report was not filed until Friday and, consequently, my response is being filed on the Monday of this hearing.

I open with several quotes to orient the reader to the experience of the the Madison development process.

## Response to Staff Report

### **THE PROCESS BEGINS WITH PRIVATE MEETINGS BETWEEN PLANNERS AND DEVELOPERS AT WHICH TIME SIZE IS DETERMINED.**

*“From the very beginning the developers at Vermilion boasted in a Zoom meeting that they had already gotten a “green light” from the city and were told to “go big” but declined to explain where, when or with whom these conversations took place.”*

Letter of Kevin Revolinski to All Alders 3, 21,2023.

*“We do not pre-approve projects. We do, however, provide a sense of direction for someone (developers, in this case, Stone House) so they know whether to invest further in the many expenses that go into seeking land use approvals to precede a development.*

*Meetings with the development teams, property owners and neighborhood associations are private conversations. I will not disclose to you what was said at a meeting with the project team.... “*

Tim Parks, April 29, 2024

### **PLANNERS WELCOME DEVELOPERS TO WORK TOGETHER TO “GO BIG.”**

*“There’s a hitch in the zoning, maybe Tim can help me out. It’s on an arterial road and you meet certain conditions. No one understands what these conditions are. We’re talking about defining what these conditions are.”*

Helen Bradley explaining how Stone House could propose a development so much bigger and denser than the Old Sauk LMR status allows. Helen Bradbury, October 24, 2023.

*“As Helen Bradbury noted in her comments, an escalator clause, if you will that on arterial roadways ... under select conditions that the development could go to a higher density. The issue that we’re having with the LMR recommendation for the site in the Comp Plan is exactly what those select conditions are, and that is something that we are discussing internally as well as with the project team.”*

Tim Parks, helping Helen out, October 24, 2023.

### **HOMEOWNERS ARE WELCOME TO STAY OUTSIDE.**

*“On April 10 I asked the following: could you please address the first sentence of 19). What is the process that will be used to determine if the Escalator Clause is allowable: To which you answered: That will be addressed as part of the analysis in June 10 - probably on June 6.*

## Response to Staff Report

*Could you please be more specific about the process of analyzing/reporting and how it will be shared with the public in advance of the Plan Commission meeting? Also could you please describe how residents will have a chance for input on this matter both prior to and during the scheduled Plan Commission meeting? .... to me it is extremely important that this process is done correctly for everyone, especially given the precedents that could be set surrounding the 8 select conditions factors recently adopted.*

*You have my answer to your question 2. I don't know what more you are requesting to be honest. Have I started my report yet? No Can you see a draft of my report when I do? No. Do I share my draft with anyone outside of the Planning Division? No. You will see the final project on June 6 or so when the rest of the world does and that is the end of the discussion."*

Exchange between homeowner Gary Foster and planner Tim Parks on May 3, 2024.

### **COMMENTS ON THE PROCESS AND THE STAFF REPORT**

#### **THE CITY HAS LOST ITS CENTER.**

While the City of Madison's Comprehensive Plan talks about character and culture and seamlessly integrating new developments into neighborhoods, in reality, the City of Madison like McDonald's, wants to serve it up fast and big. It has chosen fast development over wise development, big development over right development. It is completely shut to valid criticism, even the mildest sort that simply asks the city to stop "super-sizing" development in favor of reasonable density increases provided by larger, and yet still harmonious, housing. Equally sad, the city uses shame and name-calling to silence objectors. We are not sure who to credit with setting this top down, rigid and righteous tone, but we associate it with the term of our current Mayor, Satya Rhodes-Conway.

#### **THE CITY PROCESS IS UNFAIR AND UNWISE. HOMEOWNERS SHOULD HAVE A CHANCE TO PARTICIPATE BEFORE THE PLANNERS GIVE ANY ADVICE TO DEVELOPERS.**

At present, the planning process begins with a developer meeting privately with a city planner. Tim Parks is the planner assigned on this project. The planner advises the developer and sends the developer in the right direction. The die is cast. Naturally, the city planner will later recommend approval of the developer's proposal if it conforms to the planner's advice. That is exactly what happened with regard to the Old Sauk development. City planner Parks advised Helen Bradbury that Stone House could increase development size over LMR limits due

## Response to Staff Report

to the escalator hitch and that's what Stone house did and now Planner Parks recommends that the Stone House proposal, which follows his advice, be approved. No surprise there.

Please note, the initial planning advice was given when no one understood what "select conditions" meant. Clearly, if city planner Parks' advice to exceed the LMR limits was to hold true, he would need to define "select conditions" so that they supported exceeding density on the Old Sauk parcel.

On October 24th he said that his team and the Stone House project team could work on this. When homeowners asked to participate, the door was shut.

This way of doing things is a product of starting with private meetings between city planners and developers. Once the city planners set the course for developers, they are bound to see that developers who follow their advice succeed. Of course, the Plan Commission would be reluctant to embarrass the city planners so it will bend over backwards to accept approval recommendations.

Homeowners (for the sake of brevity, I will use "homeowners" to represent both tenants and homeowners who are District 19 residents) are excluded from any meaningful role in the development process.

There's an easy way to correct this process. Start development with a public meeting. Gather facts specific to the site and to the neighborhood. Collaborate with all stakeholders on all key terms and conditions. Then, after becoming reasonably well-informed about the project site and neighborhood, meet with developers to give them that "sense of direction" about the project. This process involves the same activities, however, the order is different. Homeowners and tenants who live near the site will be invited to the table before the development is shaped. The result will be new housing that densifies and enriches the neighborhood and the city as a whole.

**DENSITY SHOULD NOT BE INCREASED BEYOND LMR BECAUSE THE SITE DOES NOT PASS THE "SELECT CONDITIONS" TEST. STAFF'S DEFINITION AND INTERPRETATION OF "SELECT CONDITION" SHOULD BE REJECTED.**

Once the city planning department advised Stone House that it could take advantage of the escalator hitch to increase density, it had to define the select conditions to in a way that confirmed its advice. So it did. It revealed its new definition Friday before this hearing. The lack of notice alone should compel the Plan Commission to defer this proposal.

Alternatively, the Plan Commission should reject the proposed definitions and interpretations as they are not based on existing site information or common sense. They were invented to support the planner's early suggestion that density on the property could be increased. A reasonable analysis of the "select conditions" follows.

## Response to Staff Report

Relationships between proposed buildings and their surroundings. The staff report concedes that the scale and mass of the proposed building is “unlike any other residential building in the surrounding area.” Nonetheless, staff votes for this factor being satisfied because Stone House has “made efforts to limit the differences.” This is ridiculous. You cannot reduce it from what it is. It’s like putting lipstick on a pig.

The building is huge; it’s like a 40 foot high, football stadium-sized space ship dropped into the middle of a normal residential neighborhood. It will always stick out because it is massive and completely foreign to the neighborhood.

This condition weighs heavily in favor of not increasing density.

Natural features. It’s unbelievable that the staff report says that there are no natural features on this lot that should prevent the building from being build as proposed. The storm waters drainage problems created by this massive development are so well-documented that there’s no way to deny them. The inadequacy of Stone House’s plans for managing these problems is similarly un rebutted. . To put it kindly, this section of the staff report is contrary to the facts.

This condition also weighs strongly in favor of not increasing density.

Access to urban services, transit, arterial streets, parks and amenities.

There are no amenities near the site. No coffee shops, grocery stores, libraries, restaurants, etc., etc., etc. .... This is a purely residential area. Period. Here again we veer into the fantastic with the staff report. Maybe someday there will be some.... And maybe not. The unavoidable truth is this: there are none of the amenities associated with high density housing near the Old Sauk site.

Old Sauk Road is a minor arterial street with an R-bus, but is not on the BRT; it is not in the Growth Priority Area; it is not Transit Overlay district, and not on the Regional Corridor. Moreover, the features that are present, urban services, parks, schools and transit, are precisely those that provide a foundation for for the development of LMR/Missing Middle-type housing. They are also particularly attractive to families raising children. We note that despite its mass, the Stone House proposal is not designed to bring families into the neighborhood. Out of 138 units, only four have 3 bedrooms.

The “select conditions” factors that must be present for increasing density beyond LMR are mostly missing. Therefore, the Plan Commission cannot approve of the present escalated development. \_The Plan Commission should maintain these parcels for their best and highest use: to provide LMR/Missing Middle-type housing.

## Response to Staff Report

### THE CONDITIONAL REVIEW STANDARDS ARE NOT MET.

Here again, you can't put lipstick on a pig. An honest look at the situation compels the conclusion that standards 1, 3, and 5 cannot be met.

1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities .... drainage ....have been or are being provided.

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. Once again the staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, **"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for ether underground basins as well as infiltration from pervious areas is also very likely to fail. ... Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life ....**

If Plan Commission members are serious and honest in your inquiry about these standards, you must find that because of the flooding threat, standards 1 and 5 cannot be met.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain,, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor must accept the fact that the pill she prescribed is causing pain.

Two hundred and seventy-nine (279) residents of District 19 have signed a petition opposing the Stone House proposal. To state the obvious, each of these 279 residents oppose the development because the development it impairs/diminishes their use and enjoyment of their property. Each resident feels sufficiently harmed that they are begging for relief. The losses of the co-petitioners are foreseeable, indeed, they are described in detail in the many letters opposing this

## Response to Staff Report

development. I won't attempt to recap all of the damage described in the letters or the personal stories and person angst they reveal. They speak for themselves.

While all 279 co-petitioning resident's enjoyment of their home is diminished, some suffer more damage than others: those adjacent to the development. They will have to live with all of the negative effects that this massive project brings. How much value is lost when a family faces flooding every time there's a good rainfall? What about the loss from sunlight blocked, shadows thrown and night sky lit up? How do you measure the loss of privacy with so many people, cars and activities going on behind the fence? How can one measure the loss of enjoyment caused by up to 168 cars driving back and forth and parking just behind the backyard fence. What about the loss of peace and sanctuary resulting from the inevitable noises erupting from a large apartment complex: regular trash pickup, 238, or even 138 people recreating a small adjacent courtyard, maybe a few dogs barking ...all just feet away from your back yard. The poor folks adjacent to this new development are disproportionately harmed by the development. It fair to say that they will experience a loss of the use, value and enjoyment of their property that is an unrelenting hardship. And, no, a privacy fence does not fix these problems. Can the Plan Commission justify this harm to these residents in the name of "housing crisis"? .

Speaking for myself, I don't want to live on East Washington Avenue or any other high density area.. I live here for the lower volume, slower pace and greater, greener space. Yes, it is a privilege to live here and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

Please do not approve of this proposal.

Respectfully submitted,  
Diane Sorensen



**From:** [Patrice Onheiber](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25, and 26]  
**Date:** Monday, June 10, 2024 11:21:38 AM

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Dear Plan Commission,

I am registering in opposition to the rezoning for the Stone House Proposal on Old Sauk Road.

My husband and I have lived at 6706 Carlsbad Drive for 30 years where we raised our two multi-ethnic adopted children. Carlsbad Drive is one street south parallel to Old Sauk. Our entire careers have been in public service. We are not wealthy.

We have witnessed dangerously increasing levels of traffic on Old Sauk, bringing increasingly high noise pollution over the years.

We urge you not to approve this rezoning proposal and to instead develop a common sense project within the existing zoning regulations. Approving such a development will be in keeping with the existing neighborhood where families in the future can thrive in health and safety.

Sincerely,

Patrice Mocny Onheiber  
6706 Carlsbad Drive  
Madison, WI 53705

ponheiber@gmail.com  
(608) 576-0028

**From:** [Chuck Nahn](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#); [Fries, Gregory](#); [jeff.western](#); [Mary Umbeck](#); [Schmidt, Janet](#); [William S. Cole](#); [tjburns@hotmail.com](#); [jmnorman@wisc.edu](#); [Parks, Timothy](#); [leddell.zellers@gmail.com](#); [cnelson@axley.com](#); [Figueroa Cole, Yannette](#); [Fruhling, William](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
**Date:** Monday, June 10, 2024 11:19:41 AM

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Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

"My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered professional Civil Engineer retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments. I have over 40 years of engineering experience specializing in stormwater management and flood control issues. I have a bachelors and masters degree in Civil Engineering and have served on the state-wide WDNR Infiltration SOC Technical Standard team.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- Underground Tank Infiltration Rate-
  - The infiltration rates used in the report are overestimated and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
  - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
  - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (Professor Emeritus of Soil Science) comments.
  - Sodium Chloride used for winter de-icing of street, driveway and parking lot may cause soil sodification and immediate infiltration failure based on Dr. Norman's comments.
- Pre-existing Detention not applied to on-site discharge- City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- Potential Increased Flooding to Lower basements for North Property Owners- Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- Proposed Underground Tank Outflow pipes elevations- If underground infiltration tanks should not infiltrate as designed, the outflow pipe elevation will negate  $\frac{3}{4}$  of the existing storage of the underground tanks.

Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners."

Chuck

--

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

**From:** [Michael Onheiber](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** amended comments in opposition to Stone House project on Old Sauk Road  
**Date:** Monday, June 10, 2024 10:50:23 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

**It would have grossly adverse effects on surrounding property and residents**

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

**This is not moderate rezoning and reasonable transition to greater density: It is extreme.**

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

**I support development that increases density while blending into the suburban neighborhoods**

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber, 6706 Carlsbad Dr, Madison, WI 53705

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 26) # 82979  
**Date:** Monday, June 10, 2024 10:49:41 AM

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Dear Plan Commission Members:

I am opposed to approving the Certified Survey Map of property owned by Stone House Development at 6610-6706 Old Sauk Road because they are proposing to build a 3 story 138 unit apartment building which is too large for the site and existing community. I would support the survey if the proposal were to build smaller units, ie., single family, duplex and triplex units of low profile that would fit into the existing community. I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 25) #82972  
**Date:** Monday, June 10, 2024 10:49:38 AM

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I do not object to small multi-family apartments that are similar in size and capacity to those in the existing neighborhood, ie. single family, duplex and triplex units. But the 3-story 138-unit being proposed is much too large for the surrounding community. Some reasons include:

- **Traffic and Parking:** As proposed, a significant increase in residents will lead to more traffic on this already busy 2-lane road. This will increase congestion and make it less safe and harder for residents of Old Sauk Road to enter or exit their driveways, less safe for bicyclists to ride the bike lanes and walkers to walk. Limited on-street parking in the area would also become strained as this is not a walkable neighborhood...apartment residents will likely have more than one vehicle and given their limited parking options, they will likely park on the side streets. More residents mean more cars coming and going, and potentially more noise throughout the day and night.
- **Privacy:** The 3-story building will block sunlight and views. Residents will feel a loss of privacy if their backyards or windows are directly overlooked by the apartment buildings or near it.
- **Decreased Property Values:** A 3-story apartment building likely will deter potential buyers of nearby single-family homes and condos, thereby negatively impacting property values. This has a downward spiral effect and will continue to affect real estate prices in the future. Studies show that most people would not want to live close to a multi-story apartment building with no retail, restaurants, etc within walking distance.
- **Infrastructure:** The existing road infrastructure will not be able to handle the increased traffic. Old Sauk is already a busy street with auto and bicycle traffic and public safety should be a big concern for the city.
- **Poorly Planned Density/Not the Best Location:** Multi-story apartments are suitable to areas where you have retail, restaurants, and other walkable amenities. This Old Sauk neighborhood is not walkable and has none of these amenities... and thus leading to increased congestion, auto traffic, parking, and safety issues.

I have lived in the District 19 neighborhood for 32 years. We were here before the developers and should be given more say in this. If the proposed 3-story apartment was here 32 years ago, I would have considered it in our purchase decision, and what we were looking for in a residential unit.

We need more "missing middle" housing according to the city; I understand this to mean single family, duplex and triplex units. The city should wait and find a developer willing to fill this missing middle housing on the the Old Sauk location.

This large apartment building should be built in an area with retail, restaurants and other amenities within walking distance and with the safety of residents and the infrastructure to support it. See what they have done on the East Washington Street corridor. That location appears to be a good mix of multi-story apartments and retail, restaurants, transportation, infrastructure, etc.... all walkable.

Thank you for your service. Bill



**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 24) # 83477  
**Date:** Monday, June 10, 2024 10:49:37 AM

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I object to any zoning change which will allow the construction of any 3 or 4 story high density residential building in the location being proposed on Old Sauk Road. The infrastructure of the neighborhood, the road itself and the safety considerations of increased vehicle and bicycle traffic, etc do not support a building this large. This location is perfect for single family units, duplexes and triplexes which all support the city's goal of more "missing middle" housing. Thank you for your service. Bill

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 23) #82950  
**Date:** Monday, June 10, 2024 10:49:29 AM

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Dear Plan Commission Members:

I am opposed to this demolition because the developer plans to put in a 3 story apartment complex. However, I am not opposed to demolition for building single family, duplex and three unit low profile units that fit into the existing community buildings; I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

**From:** [Michael Onheiber](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25 and 26]  
**Date:** Monday, June 10, 2024 10:44:43 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

**It would have grossly adverse effects on surrounding property and residents**

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

**This is not moderate rezoning and reasonable transition to greater density: It is extreme.**

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

**I support development that increases density while blending into the suburban neighborhoods**

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber

**From:** [Jason S](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 5/10 Planning Commission Item 82972 Comment  
**Date:** Sunday, June 9, 2024 5:46:41 PM

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You don't often get email from jasonrsmith99@gmail.com. [Learn why this is important](#)

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

Hello - Wanted to provide common in support of Item 82972 at tomorrow's planning Commission meeting.

Madison is home to a world class university system and high paying jobs. It's no wonder people want to live here! As such development is necessary to accommodate new and current residents.

To be clear, development doesn't just benefit newcomers to the city. It benefits current residents as well. Madison is in a housing and rent crisis. I've been living on the westside and my rent has gone up 10% 2 years in a row. More housing means cheaper rent - which benefits everyone!

Thanks!

Jason

**From:** [Christopher Olsen](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 meeting item #25 - Old Sauk Road apartment development  
**Date:** Monday, June 10, 2024 9:59:15 AM

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I wish to express my opinion regarding the proposed large apartment complex development on Old Sauk Road. I am NOT against redevelopment of this property. In fact, the property condition currently is inconsistent with the surrounding neighborhood. However, I believe the proposed project is simply too large/too tall for the neighborhood. I would like to see a smaller footprint building, together with a higher proportion of family-size units rather than studio and one-bedroom units. I believe such a project would better serve the needs of the Madison community and the aesthetics of the neighborhood.

Thank you.  
Christopher Olsen

**From:** [wj\\_holloway](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6610 - 6706 Old Sauk Rd  
**Date:** Monday, June 10, 2024 9:28:31 AM

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You don't often get email from [wj\\_holloway@yahoo.com](mailto:wj_holloway@yahoo.com). [Learn why this is important](#)

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Dear Plan Commission Members,

I am a resident of the Parkwood Hills neighborhood and I want to voice my support for the development proposed at 6610-6706 Old Sauk Rd.

We have all seen the level of development occurring on newly developed land on Madison's periphery. New apartments are being developed right next to farm fields while some central, transit-accessible areas in our city continue to be dominated by single family homes on large lots.

Infill development is sorely needed. New residents in this proposed development will help the transit system, enliven nearby businesses, and lower our per capita carbon footprint.

Many of us who support this project have said that the neighborhood is unwalkable and has nothing close by. I disagree. The Owen conservation park, Muir & Crestwood Elementary Schools, Gillespie Middle School, Memorial High School, the businesses at 1003-1019 N Gammon Rd, Woodland Hills Park, Everglade Park, several churches, a preschool, and the West Towne Mall area are all less than a mile or so away.

Regarding traffic impacts: traffic is a regional issue, new housing west of the beltline will still have an impact on this stretch of Old Sauk Rd. At least in this location residents could potentially walk, bike, or take transit to their destinations.

Finally, the rising cost of housing and the expense and physical requirements of maintaining a home in the neighborhoods near this proposed development make it hard for older/younger/disabled people and others with family in the area to find a home of their own close by. This development will help.

Housing doesn't need to be "affordable housing" to help combat our affordable housing crisis. The market can do quite a bit on its own if we let it.

Thank you,  
Bill Holloway

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**From:** [George and Patricia Silverwood](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6610-6706 Old Sauk Rd.  
**Date:** Friday, June 7, 2024 8:04:49 PM

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You don't often get email from psilver4414@gmail.com. [Learn why this is important](#)

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Hello: I oppose this development. The size and mass simply do not fit the neighborhood. The storm water risks to surrounding neighbors is simply not worth the risk. Thank you.

George Silverwood



**From:** [Michael Onheiber](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** amended comments in opposition to Stone House project on Old Sauk Road  
**Date:** Monday, June 10, 2024 10:50:23 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

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**I support development that increases density while blending into the suburban neighborhoods**

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Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber, 6706 Carlsbad Dr, Madison, WI 53705

**From:** [Dave Ripp](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** barn on Old Sauk. Agenda items 23-26  
**Date:** Saturday, June 8, 2024 2:38:00 PM

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The barn on Old Sauk road is a landmark which makes it enjoyable to visit Madison.  
Dave Ripp

**From:** [Sarah Peters](#)  
**To:** [Guequierre, John](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Subject:** City of Madison Plan Commission Meeting on 6/10/2024 > Agenda Items 23 - 26 re Old Sauk Road  
**Date:** Monday, June 10, 2024 12:42:30 AM

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Dear Alder John, Tim, and the City of Madison Plan Commission,

First of all, I want to thank you for all of the work that has gone into the West Area (and other) City of Madison plans to-date and for facilitating so many opportunities for us residents to learn more about the plans and upcoming development proposals. I am truly seeking to understand what is being proposed, and I appreciate the opportunities to ask questions and to voice concerns. It is much appreciated.

I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development which is on the agenda for the Monday, June 10, 2024 Plan Commission meeting.

Please file this in Legistar File Nos. 82950, 82972, 82979, and 83477.

I am not opposed to development of the site or the addition of multi-family housing on the site. I am opposed to the design and scope of the Stone House proposal. It would be great to see affordable condos, townhomes, and/or starter family homes.

I attended the two Zoom meetings regarding the Stone House proposal, and I emailed my previous alder after the 10/24/2023 meeting.

My name is Sarah Peters. My husband and I bought our house 18 years ago. Since then, we've added two boys and a dog to our family. We have made our current home our forever / dream home. While I would love to welcome more neighbors to our neighborhood, I have several questions, comments, and concerns as outlined below.

**What I appreciate about the second proposal (the one submitted for approval)**

- The reduction of the building from 4 to 3 stories.
- The stormwater runoff and drainage plan that they shared since that was a major concern from the first meeting.
- The second Zoom meeting that Stone House led in which they addressed some of the concerns from the first meeting.

**Questions and concerns I have about the proposal**

- **How is this project being funded? All private funds? Some public?**
  - **What is the main purpose of this large development? You mentioned the housing crisis, but based on what I read in our city's housing snapshot report for 2023, our city is seeing the biggest loss in lower-income housing.**
  - **Since Stonehouse didn't provide any details for what (if any) percentage of the units will be market-rate versus income-restricted units, how will this help those who need help the most? Are there plans for a certain percentage of income-restricted units? If so, what is it? If not, when will those types of plans be determined and shared?**
- **Traffic congestion, speeding, and safety:**
  - **When and how will the city of Madison's TDM program requirements for multi-tenant residential dwellings be conducted to help as proactively as possible address traffic concerns related to the increased traffic volume and to ensure traffic safety? E.g., adding speed bumps, pedestrian lighted crosswalks, stoplights?**
    - **What traffic studies have been conducted to ensure the safety of students and their families during school drop off and pick up at Crestwood? To ensure that traffic can flow as smoothly as possible during the morning commute? To ensure that the turkeys that regularly cross the road don't get hit? On my morning commute on Tuesday, 10/25/2023, I had to wait for 5 turkeys to cross the road. On my commute home that afternoon, I waited for 6 turkeys to cross Yellowstone Road between Mineral Point and Old Sauk. This is a regular occurrence on our street this time of year. I don't want to get rear ended, and I don't want to kill the turkeys either.**
      - **Will a turkey crossing sign or two be added?**
      - **If no traffic studies have been done to date, are there plans to do so? If so, when?**
      - **Old Sauk is a major thoroughfare for ambulances from farther west to the hospitals downtown. If more cars are parked on the south side of Old Sauk Road and there isn't really a shoulder on the north side, how will emergency vehicles get through during rush hour?**
      - **Will Madison Metro be adjusting the R bus route to accommodate the increase in ridership?**
    - **Some people will go from Old Sauk into the neighborhoods to get to Yellowstone to Mineral Point Road and/or Odana (which has a stop sign), e.g., the roundabout at Blue Ridge Parkway and Yellowstone is very small and some cars don't go all the way around it if they are driving south on Blue Ridge Pkwy and turning left onto Yellowstone. What traffic improvements are being suggested for this route?**
- **Increased student populations at the local public schools:**

- Based on my interactions with Ezekiel Gillespie Middle School and Memorial High School, it seems like the schools are understaffed in addition to bus driver shortages. How does the city plan to proactively help the schools to accommodate the increased enrollment?
- Stormwater management and drainage:
  - When we had the “100 year flood” back in the summer of 2018, our house along with many others in our neighborhood had significant water damage to our properties, including water in the basement. When we had the severe thunderstorm and hail recently (10/23/2023 in the mid-afternoon) and severe weather again on May 21, 2024, there was a LOT of water running through the low point in our backyard and along the street in front of our house. In Stone House’s proposal, the land will go from 12.34% impervious surface to 55.45%. I urge the Commision not to issue land use approvals for the project until Stone House has produced and the City has approved a viable, comprehensive stormwater management plan.
- Sidewalks:
  - If sidewalks are added along the north side of Old Sauk, will they go all the way from this new unit to Crestwood Elementary? How wide will the sidewalks be?
  - If I read the city of Madison regulations correctly, homeowners have to pay for the sidewalks being installed. What is the estimated cost per foot of new sidewalk?
    - Is it possible that since said sidewalks would be required as part of this new development project, that the developers (Stone House) would pay for 50%, 75% or all of the net new sidewalk?
  - How (if at all) does getting a sidewalk change property values as assessed by the city?
- Nature & wildlife:
  - What environmental studies have been done to analyze the effect these changes will have on the wildlife, e.g., deer, turkeys and foxes that come through this area from Owen’s Conservancy?
  - What effect will the light pollution have on owls, migrating birds and other animals?
  - What effect will the noise pollution have (e.g., dumpsters, extra traffic, HVAC)?
  - How many mature trees will be cut down due to the new development and the new sidewalks? I LOVE the canopy of trees along Old Sauk Road. It seems like we will lose half of that.
- Parking:
  - The current plan only allocates less than two parking spaces per unit. Based on the average occupancy being 3 individuals per unit, that number should be increased to 2 parking spaces per unit.
  - The current plan would mean that more people would either park along Old

**Sauk or in the neighborhoods which could negatively affect snow removal and biker safety.**

**What I'd like to see happen moving forward**

- **The current proposal is denied.**
- **Perhaps approve a smaller building / number of units that is more in line with current zoning and other multi-family units in the area, e.g. Settlers' Woods.**
  - **I am opposing the current proposal, especially the rezoning, for all of the reasons listed in this letter. In this section, I am attempting to list some suggested changes to the proposal that would make it a better fit for the neighborhood based on current zoning and the surrounding land and its uses.**
  - **Follow the low density land use map guideline of up to 15 units per acre. Thus, that would mean 60 units instead of 138. This currently proposed development is too big in size and scope to fit within the existing neighborhood infrastructure - e.g., roads, schools, buses. Reducing the size at least this much brings it more in line with other nearby apartments and townhomes like Settlers' Woods.**
    - **An alternative to the lower density apartments would be building owner-occupied housing, e.g. townhomes or condos, to address the missing middle**
  - **Have two parking spaces allocated in the parking garage per unit versus the current 1 parking space per unit.**
    - **This isn't a walkable neighborhood like the Overlook at Hilldale which has a grocery store and other shops within walking distance. Our neighborhood is far enough away from grocery stores as to require either a car or to get on a bus.**
  - **Have two entrances / exits to the building - at least two ways to get in and out of such a large complex - with at least one not on Old Sauk Road.**
  - **Have the surface parking spots point towards the building so the headlights aren't pointing into the houses adjoining this property.**
  - **Highlight which trees are being kept on the current land.**

Again, I appreciate the opportunity given to be a part of a conversation to find more common ground and a solution that works better for the zoning of this neighborhood, our city infrastructure, and all stakeholders.

Thanks,

Sarah Peters  
702 Blue Ridge Parkway  
Madison, WI 53705

Cell: 608.712.1043



**From:** [Ashley Harris](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Comment for plan commission meeting on Monday, Jun. 10, 2024  
**Date:** Monday, June 10, 2024 9:10:00 AM

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You don't often get email from helloashley@gmail.com. [Learn why this is important](#)

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I support the multi-unit housing development proposal for 6610-6706 Old Sauk Road (District 19).

Ashley Harris

**From:** FMS  
**To:** Plan Commission Comments; Guequierre, John; ledell.zellers@gmail.com; All Alders; Planning  
**Subject:** Comments on West Side Plan  
**Date:** Sunday, June 9, 2024 11:38:45 AM

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Some people who received this message don't often get email from fmspe@earthlink.net. [Learn why this is important](#)

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To Plan Commission Chair Zellers and Alder Guequierre:

The comments below on the proposed West Side Plan have been posted to the City website for the plan.

I am forwarding these comments to you, as well, and requesting that you vote against any matter related to the West Side Plan in its current form.

Thank you.

***I oppose the connection of Appalachian Way to Sauk Ridge Trail.***

*Local residents on Appalachian Way and Blue Ridge Parkway do not need this connection.*

*My understanding is that in decades past the current western termination of Appalachian Way was specifically sought and negotiated by the local neighborhood association.*

*It makes no sense now to disrupt the quiet streets that comprise the neighborhood by creating a vehicle pass-through.*

*The existing pedestrian walkway serves the neighborhood well and should be retained without changes.*

***I oppose the changes to the land use designation and new road alignments in the vicinity of 6200 to 6300 Old Sauk Road.***

*This is a mature, well-established neighborhood of single-family homes.*

*Current residents have spent decades maintaining and improving their properties in the vicinity.*

*It appears that City Staff are now selectively picking “larger-than-average” single-family lots and designating them as preferred candidates for higher density housing.*

*How are City Staff making these choices? What is the cut-off for when a residential parcel in an existing single-family neighborhood is “too big” and becomes susceptible to the preferences of City Staff for higher density? Is any residential neighborhood secure from eventual reconstruction?*

*City Staff are putting their finger on the scale, giving advantage to developers over current local residents.*

*City Staff and City government are undoubtedly aware of the strong local opposition to the Pierstorff farm proposal just a few blocks to the west.*

*At recent meetings City Staff have shown slides that indicate “land use” is not “re-zoning”, implying that just because a land use change is made, it does not entail a future zoning change or acceptance of a future development proposal.*

*Presumably at some point in the past, the land use in the vicinity of Pierstorff farm was changed to what it is today using just that argument.*

*And now when the public loudly expresses opposition to the specific proposal that has arisen from that past land use change, City Staff reply that the requested zoning change is a legislative matter beyond their control.*

*Making the change in land use designation now at 6300 to 6400 Old Sauk Road is an invitation to developers in the future to target one or more of these properties, leading to the next “Pierstorff farm” proposal that will be disruptive to and unwanted by neighboring residents.*

***I am requesting that the current land-use designation be retained.***

--

**Frederick M. Swed, Jr., P.E.**

**Consulting Engineer**

6313 Appalachian Way

Madison, WI 53705

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

**From:** [Emily Reynolds](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Feedback on Agenda item 82972, 6610-6706 Old Sauk Rd development  
**Date:** Monday, June 10, 2024 9:30:26 AM

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You don't often get email from emilymargrit@gmail.com. [Learn why this is important](#)

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Hello,

I do not live in the Old Sauk neighborhood, but I have friends who do who I try to visit. I do not drive. I rely exclusively on busing and biking and walking to get around our city.

That neighborhood is absolutely horrible for bus service and it's terrifying to walk and bike on. Dumping 138 new units on that street without requiring the addition of walkable amenities is just going to make it worse. I am 100% in favor of denser housing, but the city simply **MUST** require a grocery store or at least a pharmacy like Walgreens to be built within walking distance. I know that it's a chicken and egg situation, but then you need to require the grocery store to be built the same way you did with S. Park Street.

Right now it is impossible to live a good life there without a car. That means that disproportionately only white, able-bodied, wealthy people can afford to live out there (contrary to popular belief disabled people disproportionately use public transit at higher rates. I am one of them). This is an equity and racial justice issue too.

Old Sauk is a badly designed stroad. The development is just going to make everything more unsafe **UNLESS** it comes along with walkable amenities, and, frankly, doing a road diet on Old Sauk--long overdue.

Thank you,

Emily Reynolds

**From:** [Micaela Sullivan-Fowler](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** For Meeting June 10th, 2024 Stone House Development Opposition Legistar #82979, #82972, #82950 and #83477.  
**Date:** Monday, June 10, 2024 9:11:16 AM

You don't often get email from micaela.sullivan-fowler@outlook.com. [Learn why this is important](#)

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

Hello all,

If we needed a cautionary tale for the eventuality of traffic and environmental issues on Old Sauk Rd...we had the tornadic and wind event on Tuesday, May 21<sup>st</sup>. The aftermath included countless trees, some of them massive, blown down into people's lawns and public parkways along Old Sauk. They were also in the street, near Blue Ridge Parkway which enters onto Old Sauk, near the entrance of Owen Conservancy and down in front of Crestwood Elementary School. The morning after the storm showed substantial devastation of trees near the UW property near Crestwood- though that was mostly contained by fencing which is about two feet from the bike path. The bike/bus path for at nearly ½ a mile of Old Sauk, heading toward Crestwood and Old Middleton was almost completely obstructed.

In fact, power lines near Owen's entrance were down, and the road was closed Wednesday the 22<sup>nd</sup> and much of Thursday the 23<sup>rd</sup>. MG & E and others closed Old Sauk at Blue Ridge Trail and cars going towards Old Middleton were detoured through the Parkwood, etc. neighborhoods.

I know there was a web site set up by the city regarding closed roads during that 48-hour period, and Old Sauk, a major artery on this side of town, was not on the list. So, for two days cars, usually, seemingly, going more than the posted 30 mph, would come up on the detour, step on their brakes and either turn left into a dead end or begin winding their way through the Parkwood neighborhood, which also had a lot of tree damage and clean up occurring.

As soon as the road was cleared towards the evening of the 2<sup>nd</sup> day the cars resumed their general fast speed.

The debris (the road and bike lane were generally good by 3<sup>rd</sup> day) from really big trees was left for nearly two weeks and often the bike lane was littered with small branches. One can only imagine that adding the projected number of cars and their street parking from a residence like Stone House would add detrimentally to such a scenario. My note to the City of Madison on May 15<sup>th</sup> chronicled the various issues with parking, traffic, noise etc. and the storm and its aftermath seemed a perfect example of how the Stone Hill structure does not suit the Old Sauk environment.

Lastly, last week's *Cap Times* article, quoting the Stone House developer as suggesting the building itself would take 16 months and the reality that Old Sauk would be a throughfare for constant dump trucks, payloaders, big machinery, etc. should also give us pause. There will be simply too many heavy vehicles on a road meant for routine car traffic and the occasional truck and bus. This development (as opposed to an already zoned for condo or two flat type structure) is incredibly ill advised. Thank you for listening.

Micaela Sullivan-Fowler  
Peter Fowler  
6410 Old Sauk Rd.  
Madison, WI

**From:** [Guequierre, John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: [District 19] Yes to Re-zoning Old Sauk Rd  
**Date:** Monday, June 10, 2024 9:58:23 AM

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**From:** noreply <noreply@cityofmadison.com>  
**Sent:** Monday, June 10, 2024 7:51 AM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** [District 19] Yes to Re-zoning Old Sauk Rd

Recipient: District 19: John P. Guequierre

Monday, June 10, 2024 – 7:50am

Sachi Komai

She/her

825 N Gammon Rd

E

Madison, Wisconsin. 53717 No, do not contact me. District 19 Yes to Re-zoning Old Sauk Rd

Dear Alder Guequierre,

I understand you are hearing from quite a new constituents opposed to a proposed apartment complex in place of the farmstead and adjoining property on Old Sauk Road, and opposed to rezoning that area for any future development.

As someone who grew up on Old Sauk and now rides the R bus each work day along the street, I believe that the farmstead and adjacent properties are eyesores; anything would be an improvement.

Saukborough Square developers showed they could integrate an apartment complex into the surrounding neighborhood; I trust the new developers will do the same. If traffic ever backs up, drivers can take Gammon or Stonefield or weave through Parkwood or better yet, hop on the R bus.

My boyfriend and I really struggled find a place to live in the 53717 zip code because of the low density; I think it's time we welcome new residents so they can enjoy the parks and paths that we do! (We are thrilled to be closing on a Tamarack Trails condo in two days).

Thank you for your consideration,

Sach Komai

**From:** [Fruhling, William](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Firchow, Kevin](#)  
**Subject:** FW: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd  
**Date:** Sunday, June 9, 2024 5:42:29 AM  
**Attachments:** [ADDITIONAL DATA - F.docx](#)  
[ADDITIONAL DATA - F.pdf](#)  
[Select Conditons - F.docx](#)  
[Old sauk neighbor development.pdf](#)

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**William A. Fruhling, AICP** *[he/him]*  
Principal Planner  
Neighborhood Planning, Preservation + Design Section  
-----  
Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985  
Email: [bfruhling@cityofmadison.com](mailto:bfruhling@cityofmadison.com)  
Phone: 608.217.4199

---

**From:** Rick Mcky <[rmcky@starkhomes.com](mailto:rmcky@starkhomes.com)>  
**Sent:** Saturday, June 8, 2024 3:29 PM  
**To:** Gskwon22@gmail.com; Julie Mcky <[jmcky@starkhomes.com](mailto:jmcky@starkhomes.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>  
**Subject:** Fwd: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

You don't often get email from [rmcky@starkhomes.com](mailto:rmcky@starkhomes.com). [Learn why this is important](#)

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Grace. neighbor Rick Mcky (In Real Estate for 35 years). I have attached an attachment. The parcel is already owned by the developer. I will check the title Company and see what the developer paid for the parcel.

That is a BOLD MOVE(SOME WOULD SAY AND ARROGANT MOVE) PAY WHAT I AM SURE I AM GOING TO FIND OUT A HUGE \$\$\$\$!! PRICE ASSUMING THEY WILL "WALK OVER" THE NEIGHBORHOOD. THATS BOLD!!!

I would have gotten a 2 year option on this site. THEY DID NOT!!!!!!!!!!

So here we go !!!! The developer paid a price and closed on that price. ASSUMING they would get a 4 story building. The developer OVER PAID AND NOW THEY ARE SHOVING AS MUCH DENSITY AS THEY CAN GET DOWN

THE NEIGHBORHOODS THROATS. IT'S AS SIMPLE AS THAT. WITH ABSOLUTELY NO CONSIDERATION FOR THE NEIGHBORHOOD. Grace, I have been in "THE GAME" for a long time. I

am sure the developer wishes now that they

got a 2 year option. Well maybe not !!!!! they still might get approved for a three story building. Then their lack of regard for the neighborhood worked!!!!!! IN MY OPINION IT IS A 2 STORY SITE JUST LIKE Shawn Sabols apartment

building right next THIS IS A DENSITY FIGHT PURE AND SIMPLE. MORE DENSITY MORE MONEY FOR THE DEVELOPER

BEEN THERE DONE THAT GRACE. GET READY TO ROLL MONDAY NIGHT. Rick Mcky 608-345-1709 ( I will try to find out what they paid for the site before the meeting)

----- Forwarded message -----

From: Grace Kwon <[gskwon22@gmail.com](mailto:gskwon22@gmail.com)>

Date: Fri, Jun 7, 2024 at 8:35 PM

Subject: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

To:

Hello neighbors,

This is your last opportunity to make your voices heard! The June 10th Plan Commission Zoom meeting to consider the Stone House project proposed for 6610-6706 Old Sauk Rd is open to register and vote.

Please register and vote “opposed” all 4 legistar’s item separately file IDs 82950, 83477, 92973, and 92979. Each adult in your household can register individually. If you wish to speak(3 min) there is an option for that as well.

The link is below on Alder John’s blog.

If you wish to make a public comment, it can still be made to

[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com) until 2pm 6/10. Sample letter below.

It will be a extremely long meeting but if you could join the Zoom meeting (leave it on even if you fall asleep)and use the “NO REZONING” sign as your Zoom photo, it will send a clear visual message to the PC our opposition without even speaking Please share this information with all your friends and neighbors!

Thank you for your support

Grace

: Alder Guequierre <[noreply@cityofmadison.com](mailto:noreply@cityofmadison.com)>

Date: June 7, 2024 at 12:05:46 PM CDT

To: [gskwon22@gmail.com](mailto:gskwon22@gmail.com)

Subject: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

Reply-To: Alder Guequierre <[noreply@cityofmadison.com](mailto:noreply@cityofmadison.com)>



[View this email in your browser](#)

Front entrance of the City-County Building on a sunny day



## June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

The rental project proposed by Stone House Development for 6610-6706 Old Sauk Road is on the agenda for the June 10 Plan Commission meeting. This project has generated a large number of resident comments, news media coverage, and social media commentary. There are several ways to access the agenda and associated documentation. Perhaps the easiest is to [use this link to the meeting notice](#).

From the meeting notice, you can click to get the agenda itself, register for the meeting, and, for those who do not wish to register, access the live video of the meeting Monday evening (or watch the recording later).

The Old Sauk project is items 23 to 26 on the agenda. The Commission will take them up as one topic. You can also access the associated documents through the four relevant Legistar numbers: File ID [82950](#), [83477](#), [82972](#), and [82979](#).

When you register to speak or answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting. Each speaker is allotted up to three (3) minutes to address the Plan Commission, and Chair Zellers will promptly cut off a speaker at that point. I recommend that speakers prepare written comments which they practice and time.

I would also recommend that interested persons read the staff report and the report from Madison's stormwater engineering group. Commissioners will probably find it helpful for registrants to comment on the specific analysis and findings of the staff.

The Old Sauk project is near the end of the Plan Commission agenda. There are multiple items earlier in the agenda which may have a significant number of registrants. Please be patient. I anticipate that this will be a very long meeting, possibly extending into Tuesday morning.

[View full blog post](#)

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TO: [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)  
CC: [pcomments@cityofmadison.com](mailto:pcomments@cityofmadison.com)  
[District19@cityofmadison.com](mailto:District19@cityofmadison.com)  
[bfruhling@cityofmadison.com](mailto:bfruhling@cityofmadison.com)  
[tparks@cityofmadison.com](mailto:tparks@cityofmadison.com)

Re: Opposition to the Stone House Development for 6610 -6706 Old Sauk Road. -- Plan Commission Meeting on June 10, 2024. Legistar Nos. 82950, 82972, 83477, 82979.

Dear Plan Commission Chair Zellers,

I respectfully ask that you and all Commission members carefully consider my views.

I wish this email to be filed in all four Legistar Nos. 82950, 82972, 83477, 82979.

While we support reasonable, common sense development of the Old Sauk Road parcels, we are adamantly opposed to Stone House's unreasonable proposal, lacking any foundation in common sense. Please carefully consider my objections.

Major objections to the project:

- The project would increase the risk of substantial flooding to neighborhood homes and yards.
- This building would establish a wall, 40 feet in height towering over adjacent properties and extending down Old Sauk Road significantly longer than a football field.
- The property is 19 times larger than the apartment building next door. It lacks the set backs that make all of the nearby properties, including multi-family

properties, and the entire existing neighborhood so attractive and cohesive.

- The project would subject the neighborhood to noise and light pollution, seriously aggravated by the Stone House plan for a recreation area featuring a swimming pool, hot tub, sauna, fire pit, and bocce court.
- TR-U rezoning exists to "stablize and protect and encourage the essential characteristics of high density residential areas...". This area is low density. The Stone House Development proposal for rezoning to TR-U2 should be rejected.

Sincerely,

.....

Address

CC: Alder John Guiquierre, Acting Planning Division Director Bill Fruhling, Planner Timothy Parks.

. FOR THOSE WHO WANT TO GO DEEPER

--



[TheMcKyTeam.com](http://TheMcKyTeam.com)

[Rick Mcky](#) :: Agent :: direct 608-345-1709

[Facebook](#) :: Download our Mobile App from [Google Play](#) or the [App Store](#)

## ADDITIONAL DATA

### POINT 1. FLOODING RISKS ARE INCREASED.

- A. Existing runoff problems in the area are well documented.
- B. The footprint of the apartment complex will create a significant amount of runoff water, as the permeable (grassy areas, diverse vegetation and trees) surfaces will be removed. This will result in a huge increase in runoff water that needs to be removed from the current site.
- C. The Stone House proposed technology for addressing the storm water runoff problems is a combination of underground infiltration tanks and infiltration pond system, pushing water into the underground sand layer. This puts surrounding homeowners' lower levels and basements in jeopardy of flooding. Also, any major flooding event with runoff will be directed onto the property of existing homeowners. The technology for this massive amount of runoff on this size of property is unprecedented in the City of Madison and viability of this proposed solution on this property is in question by qualified hydrology engineers.
- D. The reality is, this development's watershed solution is inadequate and puts the homes of existing residents at risk of significant flooding.

### POINT 2. THE MASSIVE SIZE OF THE BUILDING IS SO EXTREME THAT IT DESTROYS THE NEIGHBORHOOD.



- A. The Stone House proposal is 19.6 times the density of the nearest multi-family residence, Settlers Woods.
- B. It is 91 times larger than the average size of the four houses directly across the street.
- C. The average density of surrounding parcels is 7.9 units per acre. The Stone House density is 36.6 units per acre.

## ADDITIONAL DATA

D. 100% of the 65 residential dwellings on Old Sauk Road from Old Middleton Road to Gammon Road are less than 3 stories tall, and all have lawns and garages. The closest 3 story resident on Old Sauk Road is 1.5 miles from Gammon Road, where Old Sauk Road is widened to 4 lanes. The closest 3-story multi-family building to Old Sauk Road is Yorktown Apartments. The closest TR-U2 area is 2.3 miles away from the site.

E. 97% of the residences on Old Sauk Road have roofs that are not flat. There are no rooftop recreation areas.

G. Chapter 28 of the City Ordinances states that zoning exists to "create a sense of place." The surrounding neighborhood, including multi-family buildings, could best be described as nature-oriented and "homey" or "cozy." There's no significant set back from the road for this proposed development. Its facade is anything but homey; like the Lake View Sanatorium below, it is institutional.



### POINT 3. TR-U2 REZONING IS WRONG FOR THIS SITE.

A. We support a development that increases density and at the same time bears some reasonable relationship with the surrounding residences. There are no other high density apartment complexes near the site. The nearest TR-U2 zoned property is on Sheboygan Avenue, a location adjacent to Hilldale, a major shopping hub. Rezoning to TR-U2 is wrong for this site.

B. We support rezoning that allows gently denser development that would keep similar setbacks and have comparably sized units, such as duplexes, triplexes and small apartment buildings, with green spaces in between. These would be, preferably 2 stories like those nearby, and 3 stories at the most.

C. In contrast TR-U2, Traditional Residential, refers to urban **high density development**. It permits multi-family units on smaller lots, with smaller setbacks, ie., front yard setback is 15 feet, coverage up to 75 % of the lot (80% conditional

## ADDITIONAL DATA

use of the lot). Urban high density gives the complex a much larger footprint than suburban zoning and correspondingly less green space.

D. TR-U districts are “established to stabilize and protect the essential characteristics of high-density residential areas...”. The neighborhoods surrounding the Old Sauk site are not and never will be high density. This is wrong.

E. The draft West Area Plan identifies a Missing Middle housing priority. We acknowledge that owner-occupied Missing Middle housing is a heavy lift, however, Missing Middle rental housing does not face the same challenges. We agree with the City on the desirability of this type of housing: duplexes, triplexes, quads, row houses and other smaller multi-unit residential buildings. This type of housing is compatible with existing housing in the neighborhood. The LMR land use designation, if not escalated, supports Missing Middle-type housing.

F. The draft West Area Plan points to LMR property near transit, schools and parks for Missing Middle development. The Old Sauk site is LMR property near transit, schools and parks. It should be developed for this type of housing.

G. On October 24, 2023, at the public meeting, Helen Bradbury said that Stone House Development wanted to build housing for people who don't want to live on East Washington Avenue. Fine, we welcome these like-minded people. If Stone House Development wants to build homes for folks attracted to our beautiful warm green neighborhood, it should build something compliments the neighborhood and shares its best features. Instead of doing that, she's bring the East Washington Avenue to Old Sauk Road. That's wrong.

### **POINT 4: ESCALATION IS WRONG FOR THESE PARCELS. ESCALATION CAUSES IRREPARABLE HARM. THE SELECT CONDITIONS FACTORS ARE NOT PRESENT.**

A. One and two story residences adjoin the property on 3 sides. This makes it a unique setting, with no street, alley or other space separating the Old Sauk site and surrounding homes. Escalated development imposes extreme hardships on these homeowners. The proposed escalated development increases the risk of storm flooding and so threatens the integrity of these homes. It will pollute these adjoining homes with its noises, lighting, smells, traffic, surface parking, trash pickup, building shadows. It deprives homeowners of their privacy, tranquility and enjoyment of their yards. Home is supposed to be a sanctuary; this development invades adjacent homeowners' sanctuaries.

## **ADDITIONAL DATA**

B. The Stone House development would create traffic dangers and worsen congestion. Old Sauk road is not a major arterial road. There are no stop lights east of Gammon Road. It is dangerously congested at peak times. There is no sidewalk on much of the north side of Old Sauk Road. The proposed development will make a bad situation much worse.

C. These parcels are perfect for single family, duplexes, triplexes, quads, townhouses, row houses and small apartment buildings. The city ill-serves future generations and damages existing residents if it approves of this project and forever denies the city's citizens desirable housing that preserves this beautiful neighborhood.

D. The facts and data set for the above show that select conditions factors weigh in favor of not escalating. The property's land use should be simple LMR.

## ADDITIONAL DATA

### POINT 1. FLOODING RISKS ARE INCREASED.

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B. The footprint of the apartment complex will create a significant amount of runoff water, as the permeable (grassy areas, diverse vegetation and trees) surfaces will be removed. This will result in a huge increase in runoff water that needs to be removed from the current site.

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## ADDITIONAL DATA

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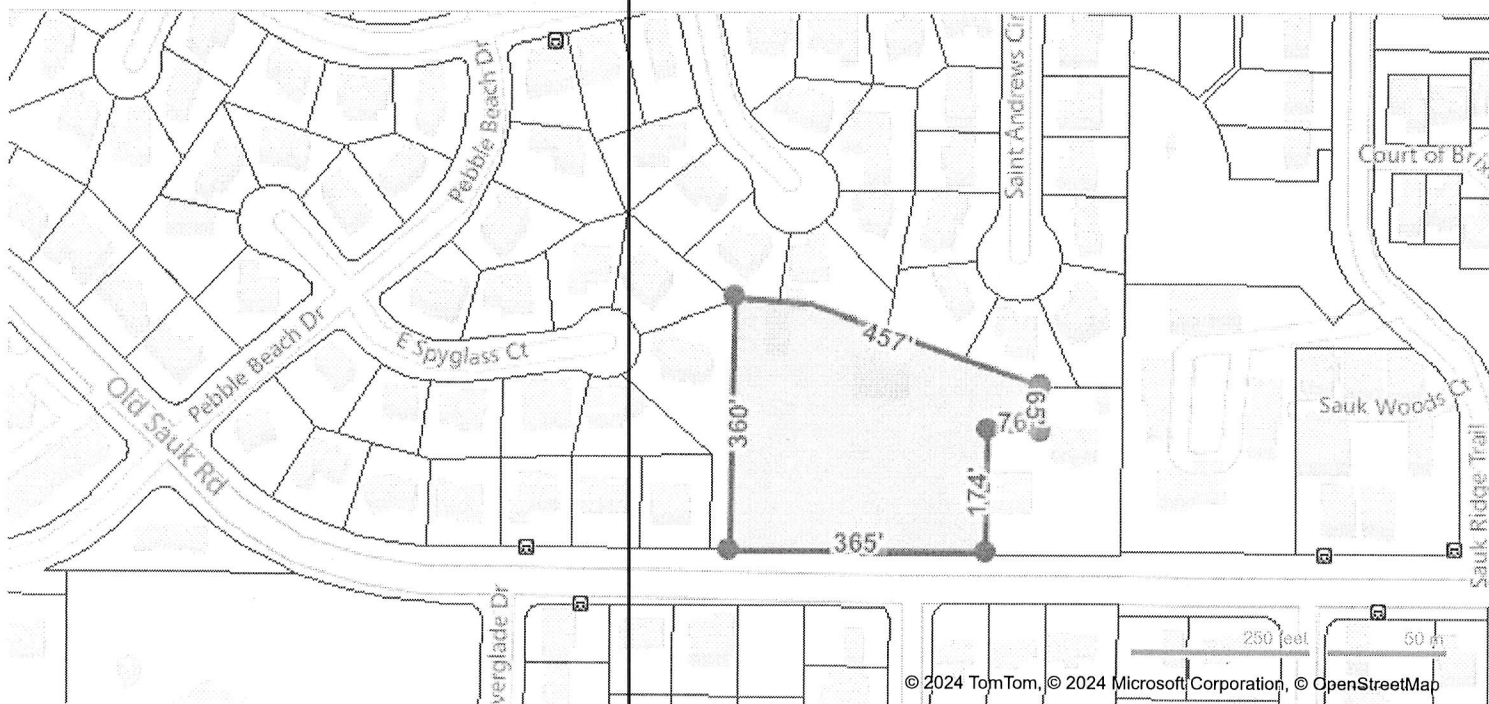
## **ADDITIONAL DATA**

B. The Stone House development would create traffic dangers and worsen congestion. Old Sauk road is not a major arterial road. There are no stop lights east of Gammon Road. It is dangerously congested at peak times. There is no sidewalk on much of the north side of Old Sauk Road. The proposed development will make a bad situation much worse.

C. These parcels are perfect for single family, duplexes, triplexes, quads, townhouses, row houses and small apartment buildings. The city ill-serves future generations and damages existing residents if it approves of this project and forever denies the city's citizens desirable housing that preserves this beautiful neighborhood.

D. The facts and data set for the above show that select conditions factors weigh in favor of not escalating. The property's land use should be simple LMR.

**NO  
REZONING**

**LOCATION****Property Address**

6706 Old Sauk Road  
Madison, WI 53705-2427

**CTV Municipality**

City Of Madison

**Legal/Subdivision**

T7n R8e, Sec 13, P1/4 Sw 1/4 Desc As  
Fol, Beg 849.63 Ft W Of S 1/4 Cor, Th  
N 00 Deg 48 Min 18 Sec E 173 Ft, Th S  
89 Deg 57 Min 17 Sec E 75.63 Ft, Th N  
00 Deg 48 Min 18 Sec E 70 Ft, Th N 70  
Deg W 349.77 Ft, Th W 107.48 Ft, Th S  
366.36 Ft, Th E 356.37 Ft To Pob. Exc  
S 33 Ft For Old Sauk Rd.

**County**

Dane County, WI

**Latitude/Longitude**

43.075774°/-89.496405°

**CURRENT OWNER****Name****Mailing Address**

6610 Old Sauk Road  
Madison, WI 53705-2425

**GENERAL PARCEL INFORMATION****Parcel ID/Tax ID**

0708-133-1502-9

**Township**

07N

**Range**

08E

**Section**

13

**School District**

Madison

**2020 Census Trct/Blk**

2.05/4

**Total Acres**

2.9

**Lot Sq Feet**

126,367

**Total Assessment**

\$500,600

**NET Taxes**

\$8,733.91

**Data Received**

01/25/2024

**Zoning**

SR-C1: SUBURBAN RESIDENTIAL -  
CONSISTENT DISTRICT 1

**TAXES**

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2023			\$328.13	\$88.15	\$8,733.91
2022					\$8,415.30
2021					\$8,113.85
2020					\$8,109.96
2019					\$7,642.33



2018	\$7,661.26
2017	\$6,429.36

## TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$411,800.00	\$47,400.00 (13.0%)	\$364,400.00	\$39,000.00 (12.0%)	\$325,400.00
Assessed Improvements	\$88,800.00	\$10,200.00 (13.0%)	\$78,600.00	\$8,500.00 (12.1%)	\$70,100.00
Total Assessment	\$500,600.00	\$57,600.00 (13.0%)	\$443,000.00	\$47,500.00 (12.0%)	\$395,500.00
Est Market Value	\$503,419.00		\$462,615.00		\$398,400.00
Land Percentage	82.26%		82.26%		82.28%
Assessment Ratio	0.9944		0.9576		0.9927
Mill Rate	0.018278				
Assessment Area	85				
Land Use	Size		Assessed Land		Assessed Improvements
RESIDENTIAL			\$411,800		\$88,800

## SCHOOL ZONE INFORMATION

Elementary	Distance	Middle	Distance	High	Distance
Crestwood Elementary School		Spring Harbor Middle School		Memorial High School	
Pre K to 5	0.7	6 to 8	1.3	9 to 12	0.9

## SALES HISTORY THROUGH 04/30/2024

Date	Amount	Buyer	Seller	Conveyance	Transfer Type	Book/Page Or Document#
1/9/2023				Deed	Other	5883282
1/1/2023				Other		5883283
1/11/2018				Deed	Other	5383515
12/1/2017				Other		5380022
10/1/2017				Other		5363003
5/1/1984				Other		5650094
4/1/1984				Other		5581050

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

## LISTING ARCHIVE

No Listings found for this parcel.

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## **SELECT CONDITIONS DO NOT SUPPORT INCREASED DENSITY**

### **THE NEW 8 FACTORS SELECT CONDITIONS TEST**

**\*\* Appropriate in select conditions at up to 70 DU/ac and four stories, except for parts of the city with an Area Plan adopted after the 2023 Comprehensive Plan Interim Update. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. Comprehensive Plan. P.20**

These factors are vague, but in any reasonable interpretation, they would require that the Common Council conclude it should not allow increased density on the Old Sauk parcels. Residents' comments establish facts from which the Plan Commission and the Common Council must conclude that density on this site should not be increased.

### **RELATONSHIPS BETWEEN THE PROPOSED BUILDING AND THE SURROUNDINGS**

The neighboring homes, condos and apartments have inviting front yards and a nature-orientation. The 3 story, 138 unit building and driveway could cover up to 80% of the site. This is an urban high density plan. It is 19 times larger than the nearest apartment building. It is many times the density of nearby residential housing.

The 3 story, 138 unit in the Stone House proposal is grossly incompatible with the 1 and 2 story residences surrounding it. It is a huge building with an institutional urban design. It's immense size makes it impossible to soften its hard edges with trees or other vegetation. It dwarfs everything around it.

See Additional Data and Argument.

### **LOT AND BLOCK CHARACTERISTICS**

The 3 story 138 unit mega-complex, when imagined in place with the surrounding property, ie., low profile residences on lots with trees, large yards and shady terraces, is not be in harmony with the characteristics of the surrounding property. It does not seamlessly integrate into the neighborhood. Instead, It tears the neighborhood apart.

### **TRANSIT AND ARTERIAL STREET**

Old Sauk Road, between Old Middleton Road and Gammon Road, is a two lane minor arterial road with non-BRT bus service. Per the draft West Area plan, these features weigh in favor of developing the site for Missing Middle Housing. High density housing aggravates existing traffic problems. East-west vehicle traffic, the bus line and the bike lane and parking fill this road with competing uses. Congestion problems and pedestrian risk are particularly aggravated around Crestwood School. There are no traffic lights. Left turns are high risk. Entering Old Sauk Road is high risk. There are virtually no cross walks.

## **SELECT CONDITIONS DO NOT SUPPORT INCREASED DENSITY**

### **AMENITIES AND URBAN SERVICES**

There are no coffee shops, restaurants, movie theaters, mercantile shops or other amenities to walk to from the site. All surrounding structures on the entire stretch of Old Sauk Road from Old Middleton Road to Gammon Road are residential. This area is not about activity. It's about rest.

In the past, city planners have said that amenities and services are all present because you can take the bus to them. Yet, and you can drive and bike to them too. The fact is that you can get there from the site. That does not move them to the site. This argument is ludicrous.

### **NATURAL FEATURES**

Storm drainage and storage problems near the parcel would be aggravated by a development that is many times denser than the present development, therefore, the "natural features" factor weighs against a finding of "select conditions."

After a fair consideration of these factors, there can be no finding of "select conditions" on Old Sauk Road.



**From:** [Parks, Timothy](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Stone House Development  
**Date:** Monday, June 10, 2024 5:44:30 AM

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**From:** Tya Lichtie <[tya.lichtie@gmail.com](mailto:tya.lichtie@gmail.com)>  
**Sent:** Friday, June 7, 2024 5:57 PM  
**To:** Guequierre, John <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; [plancommission@cityofmadison.com](mailto:plancommission@cityofmadison.com)  
**Subject:** Stone House Development

Some people who received this message don't often get email from [tya.lichtie@gmail.com](mailto:tya.lichtie@gmail.com). [Learn why this is important](#)

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Dear Aler Guequierre,

I am writing to you in opposition to the Stone House Development. A 138 unit apartment building is preposterous for this part of the city. There are plenty of alternative areas which can support this size of development.

Old Sauk is a main artery to University Avenue, UW Hospital and campus. This will cause additional stress for residents to access University Avenue as well as the workers of the hospital and people in need of critical care. Also, there is a school which already has safety concerns with the current traffic. Our children don't need to be at additional risk.

This development can be welcomed in an area which can be better suited but not on Old Sauk Road.

Thank you,  
Tya Lichtie

**From:** [Deaken Boggs](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** In support of Voit Development and Old Sauk Road Development  
**Date:** Sunday, June 9, 2024 9:37:15 AM

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Dear Madison Plan Commission,

I am writing to share my support for several posed development projects up for review. The first is the proposed development of the Voit farms site. In full transparency, I am associated with the development as I am the housing director with Madison Area Community Land Trust which does have an Option to Purchase a lot from Starkweather Group after they have exercised their option. Our organization is excited about the opportunity to provide Madison with more permanently affordable homeownership opportunities.

As a Madison resident I am in full support of this development as the Voit farm site is a perfect site for new and diverse housing for the community. I believe the development is well thought out and presents a structured use of the space which balances an influx of new residents with the existing infrastructure. The diversity of housing options is a major benefit to the community and fits the neighborhood aesthetic as well as the greater needs of housing in Madison. If anything I would like to see more housing units at the site but from the review of the proposal I believe in its current state it would be a wonderful addition to the community.

The other project I would like to submit my support for is the development of 6610-6706 Old Sauk Road. As a west side resident I am incredibly excited about more infill neighborhood housing. Through my review of the development proposal and understanding of the current neighborhood I believe that this project fits well within the location it is posed. I hope to see more projects of a similar nature throughout the city and while neighboring feedback can often present loads of problems in need of solving I encourage plan commission members to consider what is being lost by not approving a project. This complex will provide 138 homes to Madison residents in an area that previously only could house 2 families.

In conjunction with the approval for the overall project I also want to provide my high praise for the development and property management staff of Stone House Development. As a previous property manager of a property down the road from one of their projects I was incredibly impressed how seriously they took the management of their complex. Any interaction I had with their staff was always pleasant and any issues were addressed swiftly. Their treatment of each project they have taken on has shown much grace and care for the community they are building for and I would be hard pressed to imagine they would not do the same for this one.

Sincerely,

Deaken Boggs

**From:** [ruthnair123@aol.com](mailto:ruthnair123@aol.com)  
**To:** [Plan Commission Comments](#); [Ruth Nair](#)  
**Subject:** June 10th meeting regarding Stone House Developers apartment complex on Old Sauk Rd.  
**Date:** Sunday, June 9, 2024 11:32:35 AM

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Please note the following:

1). Stone House Developers used photos of neighborhood homes that were NOT immediately near the proposed apartment development, but they are mostly from homes scattered around Parkwood Hills. The proposed apartment complex is out of character with most homes in our neighborhood. It resembles a commercial office building or an industrial warehouse, rather than anything residential. Please look at the Wyndemere Condos or Settlers Woods apartments for a more residential design.

2). I oppose the massive scale of this apartment complex. I would support a building that is up to one quarter of the size proposed.

3). There is a historical 170 barn on the site, which should be preserved.

4). I oppose the rezoning our neighborhood in order to massively increase the population density, which has many negative impacts that have been well documented by me and other neighbors in previous letters and petitions.

Finally, please carefully listen to the comments of residents in our neighborhoods.

This June 10th meeting should not be a fait accompli, where your commission has already decided to approve of this project, regardless of valid opposition from the surrounding neighborhoods. Please visit the site of this proposed apartment project in person, before making any final decisions.

Thank you,

Ruth Nair  
9 Mt. Rainier Lane  
Madison, WI 53705

**From:** [Ellen Foley in Madison, WI](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Legistar Nos. 82950, 82972, 83477, 82979.  
**Date:** Saturday, June 8, 2024 8:32:22 AM

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Dear Planning Commission,

My husband and I oppose the Stone House project because it violates city policy with its massively oversized project and it endangers nearby properties that will flood with the poorly designed Stone House storm water runoff plan.

The zoning ordinance requires that the city create a sense of community in its neighborhoods. The Stone House project as it is proposed will destroy the current Old Sauk Road residential area:

- A. The Stone House proposal is 19.6 times the density of the nearest multi-family residence, Settlers Woods.
- B. It is 91 times larger than the average size of the four houses directly across the street.
- C. The average density of surrounding parcels is 7.9 units per acre. The Stone House density is 36.6 units per acre.

The project's watershed solution is inadequate and its construction and operation will risk flooding in the residential area due to stormwater runoff.

Thank you,

Ellen and Tom Foley

--



**Ellen Foley**  
**President**  
**Ellen Foley Ink**  
608-444-7065  
<http://www.ellenfoleyink.com>

**From:** [Kathy Western](#)  
**To:** [Guequierre, John](#); [Plan Commission Comments](#); [Parks, Timothy](#); [Fruhling, William](#); [izellers@cityofmadison.com](mailto:izellers@cityofmadison.com)  
**Subject:** My Comments: Old Sauk Road / Pierstorff property 6610-6706  
**Date:** Saturday, June 8, 2024 9:12:20 AM

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Legistar #82979, #82972, #82950

PLEASE ENTER INTO PC COMMENTS for MARCH 2024

This was originally sent March 25 at 6:30 p.m. to [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) and [district19@cityofmadison.com](mailto:district19@cityofmadison.com) but doesn't show up in Legistar.

Thank You,

-Kathy Western, 25 Saint Andrews Circle, Madison 53717

The proposed Stone House (SH) design will prevent us from using and enjoying our yard in the manner we have for 30 years. We bought our home 30 years ago because of the quiet, peaceful, serene yard on the quiet street. Our home is the closest home to the SH proposed project, much of which is situated right on the other side of our fence, only about 30' from our home. This leaves us with a massive building shading our yard and blocking the sky, with all the noise, and other chaos directly behind our fence. SH's thoughtless design will eliminate every bit of peace, serenity, quiet and privacy, destroying the very essence of our yard that we have cherished for 30 years. This is absolutely unacceptable.

In a span of about ten years, as recent as 2020, I lost four siblings and my father; my mother died much earlier when I was six years old, all the result of various types of cancer. One sibling survives, but he is having to fight two major cancers simultaneously. I am the only one in my family of eight who has been spared a cancer diagnosis. Two sisters died ten months apart; my brother died one month after a third sister was buried. It was mind boggling how quickly they were gone. My siblings had all been healthy, very active, vibrant beings prior to their devastating diagnosis, making their untimely deaths even more shocking and tragic. Why am I sharing this very personal information, at the risk of insensitive comments? I found healing through the peace and serenity in the quiet privacy of my own back yard. Feeling the warm sun on my face with eyes closed; inhaling the soft breeze; listening to the birds high up in the trees, or concentrating on the quiet, gentle movement of a single leaf; all leading me to slow, deep, restorative breathing, filling the empty cavern inside me and helping to make me whole again. Stone House's thoughtless design totally destroys that serene, peaceful environment and replaces it with chaos.

This massive building with balconies of people towering over our yard, forces us to live in the shadow of the giant with 24/7 noise from hundreds of people, dogs and vehicles all right next to our fence, less than only about 30' from our home. Similar to Pixar's movie "UP", we also have the little house overshadowed by the bully high-rise, the bespectacled older man and the young boy with the sweet dog. In the movie the adored wife/ gramma is deceased (so far, I'm still here). What we don't have are enough balloons to take our house up into the clouds far away from the high density high-rise bully, overshadowing our little house, to a land where common sense isn't uncommon but actually very common, once again.

Unwanted noise and light traveling beyond our fence is noise and light pollution, invading our

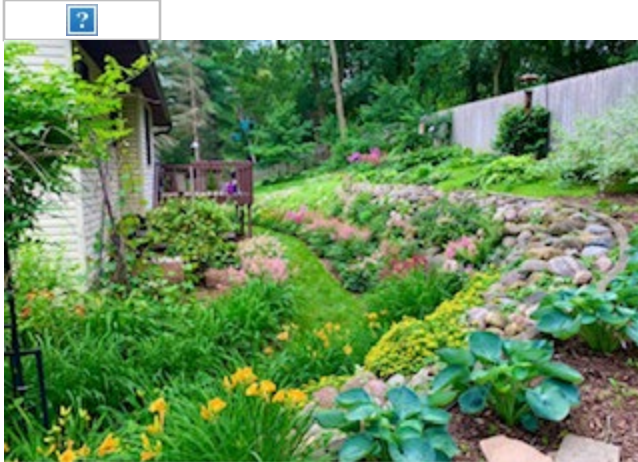
private, quiet yard and home. SH's careless design, thoughtlessly creates a very busy 24/7 noisy access road, only feet from our quiet backyard, that all of the hundreds of cars, service vehicles and idling delivery trucks spewing exhaust fumes, will be forced to use. The access road is designed with parking stalls along the majority of our lot-line, with headlights facing our bedroom windows, to be right up to the backside of our fence. This ill conceived road leads to 100% of the parking, both the above ground stalls and to the underground parking, with only one entrance/exit for all those vehicles. There is also a loading area right behind our fence that will add to the chaotic jumble of vehicles with different objectives, all trying to be in a small area at the same time. What about the traffic jams with all those vehicles trying to get a parking place or trying to get in and out? The cars will be coming onto the access road at the same time as cars trying to leave. This sounds like a potential source of gridlock with a side order of road rage, leading to more chaos, more noise, nothing anybody who cherishes a quiet, peaceful backyard would want directly behind them.

The noise of hundreds of people with potentially as many barking dogs on their balconies and outdoors and people in the nearby swimming pool, (AKA an "attractive nuisance" to insurance companies), will be in stark contrast to my peaceful yard. Loud Partying? Drinking? Rough play? Conflicts?...or is everyone always on their best behavior? Is this 24/7 noise? Is there a life guard/ supervisor on hand to monitor who is using the pool, and to monitor activities? What about the children? Are they being 100% supervised to keep them safe or are they in a potentially dangerous water situation, like the young Sun Prairie boys that recently drowned in a retention pond ?

I saw Mr. Pierstorff in his yard waving, motioning to me that he had a snow rake if we needed. I thought surely he couldn't see me in my pajamas in my rocking chair, but with the high elevation of the land and the close distance, he did!! Imagine hundreds of people on balconies and in their homes able to see in, giving us no privacy outside or inside, forcing us to live behind closed windows and blinds to block out any intruding views or intruding noise. We will see people, the massive building and shade where we had seen sky, sun, and nature for 30 years. It would be like being incarcerated in our own home.

During the 1st SH presentation, Helen Bradbury was asked, why this huge project on this lot and the response was that she didn't think the neighbors would even notice because of all the trees. Sounds like she saw the property from Old Sauk Road only, and never walked to the end of the lot by our property...the closest home. Now almost 100% of the trees will be removed and a massive design will be taking up the entire lot causing us to see not the sky, but a massive structure blocking the sky, keeping us in the shadows. Last week my husband was invited by Bob Pierstorff, farm landowner to be present during the soil excavations. SH's William Butcher and his associate, Eric were present. When my husband expressed concerns for the design : the parking stalls with headlights shinning into our bedroom windows; the access road, the noise, all right on top of us, Butcher quickly dismissed them. When my husband persisted with his concerns, Butcher and Eric walked with my husband to the back on an elevated spot where they could see over our 6' fence to our bedroom windows, could see how close the parking stalls would be and the headlights would shine into our bedroom windows. Seeing how close our house was ( see photo), Eric looked at Butcher and asked, why he wasn't told about this? Butcher had no comment. This is yet another example of SH /Butcher not seeing the full property, not having all the facts and understanding the full impacts of such a careless design. They are not carefully designing to fit into the existing neighborhood, rather they are bullying their way in, and plowing us over.

The inconvenient truth: SH's thoughtless design just doesn't fit on the lot. Much like Cinderella's size 5 slipper doesn't fit on the step-sister's size 11 foot, despite all the squeezing, pushing, twisting/turning, screaming, and wishing it would fit, it doesn't. The shoe won't get larger, finding a smaller foot that fits into the existing shoe is the only solution. Our yard is heavily impacted by this massive design, because the noisy, towering, shade producing building and access road are pushed right on top of us, with serious negative impacts to property and our quality of life. There is no expanse of land to step back from, to buffer us, to shield us from the behemoth. Most of the many other problems, watershed, over flow parking, traffic congestion, etc. are also the result of the formidable size of this thoughtless design.





**From:** [Max Bauman](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk development  
**Date:** Sunday, June 9, 2024 5:25:09 PM

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Hello,

I live on Jenifer street on the east side and strongly support the old Sauk development, and any effort to alleviate housing supply issues and make it better for renters and owners

**From:** [Victor Toniolo](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk  
**Date:** Monday, June 10, 2024 6:42:11 AM

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Plan commission,

I have heard tonight's meeting will be a long one, and may not be able to attend.

I have registered in support for the Old Sauk road redevelopment. This support is on behalf of myself, and on behalf of future residents. While they may not be as loud as those opposed, their voices need to be heard. Around 200 residents implicitly support this development, as the apartments would undoubtedly all be rented shortly after construction is completed. Please do not ignore them.

Victor

Dear Planning Commission:



What does the "No Rezoning" sign mean? It's a simple message indicating our opposition to the proposed development for the Pleasant Farm.

The real challenge is to find a better way to solve the transportation and parking issues that the City will accept.

I am 100% for developing the "Newcomer Middle" and would love to partner with the City and developers to bring this into fruition.



I am opposed to the use of the Exclusion Clause for the Pleasant Farm Development proposal for [6600-6700 Old Bank Rd](#).

I respectfully ask that you do not allow the Exclusion Clause to be used.

I oppose the Pleasant Farm Development because it violates city policy with its excessively large size and poses a flooding risk to nearby properties due to its poorly designed stormwater runoff plan.

The existing ordinance mandates that the city foster a sense of community in its neighborhoods. The Pleasant Farm project, as currently proposed, would devastate the existing residential area on Old Bank Road.

A. The Pleasant Farm proposal has a density 150 times greater than that of the nearest nearby family residence, Settlers Woods.

B. It is 10 times larger than the average size of the best homes directly across the street.

C. The average density of surrounding parcels is 7.8 units per acre, whereas the Pleasant Farm density is 10.6 units per acre.

The property's residential nature is irreplaceable, and its commercial and industrial use will increase the risk of flooding to the residential area due to its stormwater runoff.

A petition signed by over 200 people in District 10 opposing this development was submitted and I wish for each signature to be considered individually.

Lastly, I request that all meetings offer both in-person and online options. Having only an online option disenfranchises those who struggle with technology. Your website for meetings is extremely difficult to navigate and discourages resident participation.

Our goal should be a safe, sustainable and responsible Madison that balances growth with environmental and community concerns for all.

Thank you,  
[Redacted]

October 19

**From:** [David DeVito](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission - June 10, 2024  
**Date:** Sunday, June 9, 2024 4:30:51 PM

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Please support multi family housing and density on Old Sauk by approving the biggest, most dense housing possible.

Thank you,

David DeVito

**From:** [Ruth Nair](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Ruth Nair](#)  
**Subject:** Plan Commission June 10th meeting regarding Stone House Development of Old Sauk Rd. apartment complex (approximately 6400-6800 Old Sauk Rd.)  
**Date:** Sunday, June 9, 2024 10:58:49 AM

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Plan Commission,

Please note that Stone House Developers submitted several photos of homes that were NOT anywhere near the proposed building site, but were from scattered locations around Parkwood Hills. This proposed apartment complex is NOT in character with most homes in our area. This is a misrepresentation of our neighborhood. It looks more like a commercial office building or industrial warehouse, rather than anything residential. Stone House could have designed it in a way that resembled the more "residential feeling" of the Settlers Woods apartments or Wyndemere Condos further down on Old Sauk Rd. I also oppose the massive scale of this apartment complex. I would support a building that is one quarter of that size.

This meeting should not be a fait accompli, which means that the City has already decided to approve this development ahead of the meeting and our neighborhood has no right to oppose it- many of us feel that we are considered meaningless.

I urge you to visit this site in person. Would you really want to demolish a historical site like the 170 year old barn? Many trees will also need to be removed, which has several environmental impacts. Please see it for yourself, before deciding how or vote.

Thank you,

Ruth Nair  
Parkwood Hills Resident  
9 Mt. Rainier Lane  
Madison, WI 53705

Sent from my iPad

**From:** [jan.lehman7795@gmail.com](mailto:jan.lehman7795@gmail.com)  
**To:** [Plan Commission Comments](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [Fruhling, William](#)  
**Subject:** Plan Commission Presentation - Stone House June 2024  
**Date:** Sunday, June 9, 2024 11:30:09 AM

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Please file in Legistar #82979, #82972, #82950, #83477; I AM OPPOSED TO ALL 4

I have been a resident of Madison since 1962 and love the city, our diversity, the culture, college campus and so much more. In 1985 my husband and I found a lot on Saint Andrews Circle to build our first home which was in the vicinity of my family home (on Rosa Road) and my husbands home (in Middleton). The location was perfect and the school district was fantastic (Crestwood, Jefferson Middle and JMM Memorial, where I graduated in 1973). We were close to our church as well.

Today, our quiet residential neighborhood is threatened by the proposed project on Old Sauk Road. If approved, gone will be the lovely green space we see from our backyard and with it will come the threat of flooding/watershed issues, increased traffic on Old Sauk, noise and light pollution. We run a sump pump in the basement now and worry this development will increase that need greatly and may even cause us to need an additional unit.

This building is not necessary. The area has numerous multi family housing options adjacent to or near by the proposed site. Those options were all built within the current zoning restrictions and harmonize well with surrounding single family homes.

Please listen to us, voters and long time residents, and DO NOT APPROVE this plan.

Thank you, Jan and Ernie Lehman

Sent from my iPad

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 23) #82950  
**Date:** Monday, June 10, 2024 10:49:29 AM

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Dear Plan Commission Members:

I am opposed to this demolition because the developer plans to put in a 3 story apartment complex. However, I am not opposed to demolition for building single family, duplex and three unit low profile units that fit into the existing community buildings; I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 24) # 83477  
**Date:** Monday, June 10, 2024 10:49:37 AM

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I object to any zoning change which will allow the construction of any 3 or 4 story high density residential building in the location being proposed on Old Sauk Road. The infrastructure of the neighborhood, the road itself and the safety considerations of increased vehicle and bicycle traffic, etc do not support a building this large. This location is perfect for single family units, duplexes and triplexes which all support the city's goal of more "missing middle" housing. Thank you for your service. Bill



**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 25) #82972  
**Date:** Monday, June 10, 2024 10:49:38 AM

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I do not object to small multi-family apartments that are similar in size and capacity to those in the existing neighborhood, ie. single family, duplex and triplex units. But the 3-story 138-unit being proposed is much too large for the surrounding community. Some reasons include:

- **Traffic and Parking:** As proposed, a significant increase in residents will lead to more traffic on this already busy 2-lane road. This will increase congestion and make it less safe and harder for residents of Old Sauk Road to enter or exit their driveways, less safe for bicyclists to ride the bike lanes and walkers to walk. Limited on-street parking in the area would also become strained as this is not a walkable neighborhood...apartment residents will likely have more than one vehicle and given their limited parking options, they will likely park on the side streets. More residents mean more cars coming and going, and potentially more noise throughout the day and night.
- **Privacy:** The 3-story building will block sunlight and views. Residents will feel a loss of privacy if their backyards or windows are directly overlooked by the apartment buildings or near it.
- **Decreased Property Values:** A 3-story apartment building likely will deter potential buyers of nearby single-family homes and condos, thereby negatively impacting property values. This has a downward spiral effect and will continue to affect real estate prices in the future. Studies show that most people would not want to live close to a multi-story apartment building with no retail, restaurants, etc within walking distance.
- **Infrastructure:** The existing road infrastructure will not be able to handle the increased traffic. Old Sauk is already a busy street with auto and bicycle traffic and public safety should be a big concern for the city.
- **Poorly Planned Density/Not the Best Location:** Multi-story apartments are suitable to areas where you have retail, restaurants, and other walkable amenities. This Old Sauk neighborhood is not walkable and has none of these amenities... and thus leading to increased congestion, auto traffic, parking, and safety issues.

I have lived in the District 19 neighborhood for 32 years. We were here before the developers and should be given more say in this. If the proposed 3-story apartment was here 32 years ago, I would have considered it in our purchase decision, and what we were looking for in a residential unit.

We need more "missing middle" housing according to the city; I understand this to mean single family, duplex and triplex units. The city should wait and find a developer willing to fill this missing middle housing on the the Old Sauk location.

This large apartment building should be built in an area with retail, restaurants and other amenities within walking distance and with the safety of residents and the infrastructure to support it. See what they have done on the East Washington Street corridor. That location appears to be a good mix of multi-story apartments and retail, restaurants, transportation, infrastructure, etc.... all walkable.

Thank you for your service. Bill

**From:** [Bill Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 26) # 82979  
**Date:** Monday, June 10, 2024 10:49:41 AM

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Dear Plan Commission Members:

I am opposed to approving the Certified Survey Map of property owned by Stone House Development at 6610-6706 Old Sauk Road because they are proposing to build a 3 story 138 unit apartment building which is too large for the site and existing community. I would support the survey if the proposal were to build smaller units, ie., single family, duplex and triplex units of low profile that would fit into the existing community. I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

**From:** [Michael Onheiber](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25 and 26]  
**Date:** Monday, June 10, 2024 10:44:43 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

**It would have grossly adverse effects on surrounding property and residents**

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

**This is not moderate rezoning and reasonable transition to greater density: It is extreme.**

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

**I support development that increases density while blending into the suburban neighborhoods**

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,



**From:** [David Tenenbaum](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
**Date:** Sunday, June 9, 2024 9:20:34 PM

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**Re: Legistar #82979, #82972, #82950 and #83477**

This proposal is completely out of scale for this neighborhood, and in no way addresses the need for housing affordable housing to the middle class. I urge this rezoning be rejected, for reasons of traffic, parking, and damaging the character of the neighborhood, and therefore, the city.

David Tenenbaum  
5741 Bittersweet Pl.  
Madison, WI 53705  
608 770-2201

**From:** [Jeff Western](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com)  
**Cc:** [bfruehling@cityofmadison.com](mailto:bfruehling@cityofmadison.com); "Hannah G. Massey" <[HMassey@axley.com](mailto:HMassey@axley.com)>; "Erin E. Lye" <[ELye@axley.com](mailto:ELye@axley.com)>; "cnelson" <[CNelson@axley.com](mailto:CNelson@axley.com)>; "wcole" <[WCole@axley.com](mailto:WCole@axley.com)>; [Chuck Nahn](#); [Jawnorman](#); [Kathy](#)  
**Subject:** Plan Commission Presentation – Stone House Old Sauk Proposal [Objection]  
**Date:** Saturday, June 8, 2024 7:03:39 PM

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## **Plan Commission Presentation – Stone House Old Sauk Proposal [Objection] Legistar #82979, #82972, #82950, #82950**

[My presentation to be given Monday evening. Please Enter into PC Comments.]

My name is Jeff Western and I am opposed to this project. My wife Kathy and I live at 25 Saint Andrews Circle in Madison. We have lived in our home for 30 years. Our property directly adjoins the proposed development site. This development has watershed, access road vehicle traffic, pollution, noise, light and shadowing impacts to our home, property and environment significantly impacting our quality of life and use of our property.

Our house is less than 30' from the property and from our deck only 15'. The proposed apartment building is only 60' away (closer than any other home) and the swimming pool even closer with no natural buffer of our home. All of the current natural cover removed and to be replaced with asphalt and concrete. There are 21 parking stalls directly facing our home and the Grahn's home, and an access road directly behind us as well. This means we will have traffic lights and noise just 35' from our bedrooms and living room, twenty-four hours seven days a week resulting in an unbearable living condition.

A major concern is flooding of our home and property. We have double sump pumps that run when we have significant rains as we had the past few weeks. Our yard is properly drained so surface water drains directly to Saint Andrews Circle. What we are experiencing is water flowing underground (hydrostatic pressure) from the proposed development. Significant water during a storm flows underground to our underdrain system resulting in our sump pumps

running continuously for hours. The proposed underground tanks approximately twenty feet from our property would infiltrate water (pushing water into the soil) approximately five feet above the level of our backyard, which will definitely result in additional water flowing underground to our property. This does not include the additional surface water generated by the site reconstruction and snow piling that our property will be bearing.

What is most disheartening and concerning to us is the proposed watershed plan and potential flooding it will cause, not only to our property, but many of the properties on Saint Andrews Circle, Spy Glass Court, Torrey Pines Court as well as others. In an Engineering Review dated May 24 by Chuck Nahn, PE and Professor John Norman stated, "Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development."

Kathy and I are not opposed to multi-family housing development on this site and have always publicly indicated our support of such. It is that this facility is just too large for the site negatively impacting our environment, home and way of life.

We respectfully request ... The Plan Commission does not approve or recommend the approval of any land use applications for this Project until Stone House has a fully approved stormwater management plan, and Stone House modifies site parking not to have vehicles facing directly at our home and property, restoring a natural buffer area behind our property.

Jeffrey L. Western, PE, SE  
608-692-8414



**From:** [Kathy Western](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com); [Fruhling, William](#)  
**Cc:** [wcole@axley.com](mailto:wcole@axley.com); [cnelson@axley.com](mailto:cnelson@axley.com); [hmassey@axley.com](mailto:hmassey@axley.com); [elye@axley.com](mailto:elye@axley.com); [Chuck Nahn](#); [jawnorman@gmail.com](mailto:jawnorman@gmail.com)  
**Subject:** Plan Commission Presentation- Stone House June 2024  
**Date:** Saturday, June 8, 2024 8:09:30 PM

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Please File in Legistar # 82979; #82972; #82950; # 83477; I am opposed to all 4.

Our home of 30 years on St. Andrews Circle is on a small, quiet cul de sac with a L/M density and Stone House's (SH) inappropriate rezoning change proposal wants an urban high density apartment situated directly behind our fence, so close to us that it will force us to experience all the negative side effects as if we were living in a 100% urban high density area not of our choosing. That hardly seems fair. Negative side effects such as 24/7 noise, nighttime lights, shade/shadowing, total lack of privacy, and absence of natural greenery and wildlife, totally changing the essence of our peaceful yard. This SH dense urban environment is an environment we would never choose to live in because of those same negative side effects listed above. Even as renters in numerous cities and times throughout our lives, my husband and I were surrounded by beautiful trees and other wildlife supporting greenery. WI, my home state, is noted for its natural beauty, trees are a big part of the reason we have so many visitors from other areas camping and enjoying the outdoors. SH will remove 100% of the hundreds of trees, home to many birds, leaving no natural green buffer to help shield us from the 24/7 noises ( access road, vehicles, people, dogs, outdoor pool and other outdoor recreation); nighttime lights from the building and vehicle headlights pointing directly into our home and bedroom windows with nothing to provide a visual buffer from all the balconies to provide us privacy. These issues affect our quality of life and will curtail the use and enjoyment of our yard. Being surrounded by constant noise and lack of privacy is not what anyone who values being surrounded by nature would want. All these issues are preventable, a result of too big of a build for a property this size. Everyone has a different take on what type of environment they want to live in but removing all the trees to squeeze in a too big of a build is unfortunate and misguided on many levels.

Of major concern is SH's watershed plan. By necessity, we already have two sump pumps, about six feet underground that run frequently during storms, helping to keep us water free. This underground water runs freely through the sand like water through a sieve flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at a greater risk of flooding .

These are preventable problems, made worse by the high density rezoning request. It's just too big and dense of a build for this size property.

Kathy Western  
25 Saint Andrews Circle  
Madison, WI 53717

Sent from my iPad

**From:** [Sarah Hamilton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Presentation- Stone House old Sauk Proposal (Objection)  
**Date:** Sunday, June 9, 2024 6:10:48 PM

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This is in reference to Legistar #82979,#82972,#82950,#83477

I am opposed to all four of them.

I am in complete opposition to the Stone House Old Sauk Rd Proposal and for the rezoning of this property for any 3+ story apartment building.

A building that size is way too large for that parcel of land. It is way too large for Old Sauk Rd.

A building that size will have very negative disruptive effects on the area, and especially on the homes immediately surrounding it— water issues, light issues, noise issues and privacy issues and traffic issues.

A building with 138 units will drastically increase traffic congestion on an already congested Old Sauk Rd. It will increase the safety concerns of bikers and pedestrians , especially children needing to cross Old Sauk to get to school, and the wildlife crossing from Owen Conservancy. It will take more time for people to get onto Old Sauk or to walk across Old Sauk from the side streets.

This is already a diverse residential community. In this whole west area from Pleasant View Rd to Old Middleton Rd and from University Ave to Mineral Pt Rd, there are single family homes of all sizes, one and two story owner occupied condos, duplex rentals and many block's of one and two story apartment buildings. Buildings that fit into this area and make it the neighborhood it is, that make it the neighborhood where people want to live- singles, young couples, families with children, grandparents. People from all walks of life. Even the shops in the area are no greater than two stories.

You talk a great deal about the Missing Middle but you don't do anything for them. The four acres on Old Sauk Rd is the perfect place to build duplexes and triplexes (for both owner occupied and renters) and/or smaller 1-2 story apartment buildings. Make it feel like part of the community. Provide a play area for children. That is what is needed and should be there. And no rezoning is needed,and no new side roads are needed.

Keep these 3+ story large buildings in areas where the occupants don't need a car, where they can EASILY walk to shops, restaurants, dental or medical buildings, pharmacies, entertainment, grocery stores, gyms and major bus transit etc etc etc. That is where those renters want to live.

That is NOT the Old Sauk area. We do have a housing shortage but you seem to be building for only one group of people. There are many people who want to live in smaller or personal units.

I ask that you do not rezone this area and you do not allow a 3+ story, 138 unit apartment complex to be built on Old Sauk Rd. Keep that type of structure where it is most useful, and that is NOT Old Sauk Rd.

Thank you

Sarah Hamilton  
401 Blue Ridge Pkwy  
Madison, Wi 53705  
Sent from my iPad

**From:** [DAVID STOLER](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission: 6/10: Item 25, File 82972  
**Date:** Sunday, June 9, 2024 2:26:19 PM

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This project will only add to Madison's continuing acceleration of unsustainable traffic density in that area. Please reconsider.

Dave S

Sent from my iPhone

**From:** [Mary DeGroot](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission: 6/10: Item 25, File 82972  
**Date:** Sunday, June 9, 2024 7:52:20 PM

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Greeting

I live on old Middleton road, and have owned my home for 29 years. Please Trust me when I say this development does not belong on old Sauk. Traffic has gotten so bad over the past few years adding another 138 + units with plus or minus 150 to 180 cars is not warranted. Not every spec of land needs a huge development. There are neighborhoods, with families, young kids, there's a school up the road —Crestwood, there's a school at the bottom just up Rosa rd with kids crossings the road.

Madison should still allow neighborhoods where we want quiet, a lawn, and neighbors we get to know. you're asking for accidents to happen should you allow this. Yes this sounds like not my neighborhood and you're right not in this neighborhood. Please use some common sense and don't allow this oversized, ill fitted development to occur.

You may argue that yes we need more housing and agree. Maybe we do, however not everybody has to live in Madison. Madison is becoming a city of no neighborhoods any longer and you're as a common council. Continue to allow it to happen.

Stand up and just say No. and yes, like any developer they're going to say they can't do it without being at that big because they need their numbers to work. I'm very well versed in commercial real estate. This doesn't fit. The only people coming out ahead on this deal is Stonehouse development. Definitely not the city of Madison nor the west side neighborhood.

Thank u for your time  
Mary DeGroot

Please excuse my typos I'm on a little itty bitty keyboard ;)

**From:** [Barbara Foster](#)  
**To:** [Plan Commission Comments](#); [Mayor](#); [Guequierre, John](#); [Figueroa Cole, Yannette](#); [Ledell.Zellers@gmail.com](#); [Parks, Timothy](#); [Fruhling, William](#)  
**Subject:** Please Post to Public Comments for Legistar #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd  
**Date:** Sunday, June 9, 2024 9:56:35 PM

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My name is Barb Foster, I live on Old Sauk Road a few lots down from the proposed development.

Being a home owner myself, and for many, is an American dream that requires a lifetime of financial planning and ongoing hard work. With that dedication and determination comes the earned reward of selecting a home that fits your dreams and pride of home ownership.

You consider your home's neighborhood through the lens of many factors. You trust that the City zoning that has protected against building structures that don't fit into the neighborhood as well as restricted population density that doesn't fit into the neighborhood in the past WILL also project your greatest asset in the future.

We are on Old Sauk Road a community neighborhood within the City of Madison. We know and care about our neighbors. We feel a sense of pride and security from this.

We have put both our sense of belonging in a neighborhood and financial valuation of our home into the City's hands for protection. It is disturbing to me that Mayor Satya Rhodes-Conway is pushing her ideology and vision of solving Madison's future housing needs by increasing population densities through promoting apartments in existing neighborhoods where they do not belong, do not fit, nor are wanted.

The Stone House 138 unit Proposal puts this 3.7 acre site in the center of approximately 4 square miles of mainly single family homes. The city allowing the little used escalator clause to allow this in an existing neighborhood sets a precedent for future use and opens up a pandora's box of zoning protection loss.

This is not an experiment, this is real life that ties to citizens dreams and security in what they trusted to be an established neighborhood. If this 3 story apartment building does get approval and it built, it can't be taken back and the zoning protections that we felt we had are gone. An apartment building of this scope feels like a force fit and a misfit on Old Sauk Road.

We would not have purchased our home knowing of this threat. We highly doubt our homes value will increase with this apartment building in the neighborhood.

This 3.7 acre site, of course will be developed. But certainly in a way that fits into the existing neighborhood and give the residents the zoning protections. And certainly not developed with a strategy based solely on ideology or philosophy, but considering there are real families and dreams at stake here.

I urge the Plan Commission to deny permits (demolition permit, rezoning, conditional use) for this project to move forward and to deny approval of using the escalator. I do urge the Planning Commission to supporting large scale apartment buildings in more appropriate areas than existing neighborhoods.

**From:** [H. Mosner](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Public Comment for Monday, June 10, 2024  
**Date:** Monday, June 10, 2024 12:32:59 AM

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I'd like to voice my support for items 23-26 (files 82959, 83477, 82972, 82979) on the agenda. Madison desperately needs more housing.

**From:** [Chris Imholte](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Public Comments on Upcoming Meeting  
**Date:** Monday, June 10, 2024 6:40:33 AM

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Hello,  
I'd like to register my support for the passing of items 23-26 aka the Old Sauk Rd.  
Development Project.  
Information:  
Christopher Imholte  
921 Darien Drive  
Madison, WI,  
53717



**From:** [SAMUEL T DETTLE](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Register my support for line items 23-26  
**Date:** Sunday, June 9, 2024 9:35:11 PM

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Good afternoon,

As a long term resident and future home buyer in Madison I would like to register my support for the line items 23-26 in the upcoming agenda this Monday June 10th. I am in full support of the development on old Sauk road.

-Sam Dettle

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**From:** [Diane Sorensen](#)  
**To:** [Ledell Zellers](#); [Plan Commission Comments](#); [All Alders](#); [Parks, Timothy](#)  
**Subject:** Response to Staff Report  
**Date:** Monday, June 10, 2024 10:11:16 AM  
**Attachments:** [RESPONSE TO STAFF REPORT.docx](#)  
[RESPONSE TO STAFF REPORT.pdf](#)

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To All.

I am attaching my response to the Staff Report on the Stone House Development proposal for 6610 - 6706 Old Sauk Road. Please include this in Legistar File Nos. 92950, 92972, 92979 and 83477.

Thank you,  
Diane Sorensen

10

## Response to Staff Report

To Chair Zellers and the Plan Commission:

I have read the City of Madison Staff Report on the Stone House proposal for Old Sauk Road. I strongly disagree with much of it. This is my response. I ask that it be filed in Legistar files, No. 92950, 92972, 92979, 83477. I rather doubt that the Plan Commission will have time to read this because the Staff Report was not filed until Friday and, consequently, my response is being filed on the Monday of this hearing.

I open with several quotes to orient the reader to the experience of the the Madison development process.

## Response to Staff Report

### **THE PROCESS BEGINS WITH PRIVATE MEETINGS BETWEEN PLANNERS AND DEVELOPERS AT WHICH TIME SIZE IS DETERMINED.**

*“From the very beginning the developers at Vermilion boasted in a Zoom meeting that they had already gotten a “green light” from the city and were told to “go big” but declined to explain where, when or with whom these conversations took place.”*

Letter of Kevin Revolinski to All Alders 3, 21,2023.

*“We do not pre-approve projects. We do, however, provide a sense of direction for someone (developers, in this case, Stone House) so they know whether to invest further in the many expenses that go into seeking land use approvals to precede a development.*

*Meetings with the development teams, property owners and neighborhood associations are private conversations. I will not disclose to you what was said at a meeting with the project team.... “*

Tim Parks, April 29, 2024

### **PLANNERS WELCOME DEVELOPERS TO WORK TOGETHER TO “GO BIG.”**

*“There’s a hitch in the zoning, maybe Tim can help me out. It’s on an arterial road and you meet certain conditions. No one understands what these conditions are. We’re talking about defining what these conditions are.”*

Helen Bradley explaining how Stone House could propose a development so much bigger and denser than the Old Sauk LMR status allows. Helen Bradbury, October 24, 2023.

*“As Helen Bradbury noted in her comments, an escalator clause, if you will that on arterial roadways ... under select conditions that the development could go to a higher density. The issue that we’re having with the LMR recommendation for the site in the Comp Plan is exactly what those select conditions are, and that is something that we are discussing internally as well as with the project team.”*

Tim Parks, helping Helen out, October 24, 2023.

### **HOMEOWNERS ARE WELCOME TO STAY OUTSIDE.**

*“On April 10 I asked the following: could you please address the first sentence of 19). What is the process that will be used to determine if the Escalator Clause is allowable: To which you answered: That will be addressed as part of the analysis in June 10 - probably on June 6.*

## Response to Staff Report

*Could you please be more specific about the process of analyzing/reporting and how it will be shared with the public in advance of the Plan Commission meeting? Also could you please describe how residents will have a chance for input on this matter both prior to and during the scheduled Plan Commission meeting? .... to me it is extremely important that this process is done correctly for everyone, especially given the precedents that could be set surrounding the 8 select conditions factors recently adopted.*

*You have my answer to your question 2. I don't know what more you are requesting to be honest. Have I started my report yet? No Can you see a draft of my report when I do? No. Do I share my draft with anyone outside of the Planning Division? No. You will see the final project on June 6 or so when the rest of the world does and that is the end of the discussion."*

Exchange between homeowner Gary Foster and planner Tim Parks on May 3, 2024.

### **COMMENTS ON THE PROCESS AND THE STAFF REPORT**

#### **THE CITY HAS LOST ITS CENTER.**

While the City of Madison's Comprehensive Plan talks about character and culture and seamlessly integrating new developments into neighborhoods, in reality, the City of Madison like McDonald's, wants to serve it up fast and big. It has chosen fast development over wise development, big development over right development. It is completely shut to valid criticism, even the mildest sort that simply asks the city to stop "super-sizing" development in favor of reasonable density increases provided by larger, and yet still harmonious, housing. Equally sad, the city uses shame and name-calling to silence objectors. We are not sure who to credit with setting this top down, rigid and righteous tone, but we associate it with the term of our current Mayor, Satya Rhodes-Conway.

#### **THE CITY PROCESS IS UNFAIR AND UNWISE. HOMEOWNERS SHOULD HAVE A CHANCE TO PARTICIPATE BEFORE THE PLANNERS GIVE ANY ADVICE TO DEVELOPERS.**

At present, the planning process begins with a developer meeting privately with a city planner. Tim Parks is the planner assigned on this project. The planner advises the developer and sends the developer in the right direction. The die is cast. Naturally, the city planner will later recommend approval of the developer's proposal if it conforms to the planner's advice. That is exactly what happened with regard to the Old Sauk development. City planner Parks advised Helen Bradbury that Stone House could increase development size over LMR limits due

## Response to Staff Report

to the escalator hitch and that's what Stone house did and now Planner Parks recommends that the Stone House proposal, which follows his advice, be approved. No surprise there.

Please note, the initial planning advice was given when no one understood what "select conditions" meant. Clearly, if city planner Parks' advice to exceed the LMR limits was to hold true, he would need to define "select conditions" so that they supported exceeding density on the Old Sauk parcel.

On October 24th he said that his team and the Stone House project team could work on this. When homeowners asked to participate, the door was shut.

This way of doing things is a product of starting with private meetings between city planners and developers. Once the city planners set the course for developers, they are bound to see that developers who follow their advice succeed. Of course, the Plan Commission would be reluctant to embarrass the city planners so it will bend over backwards to accept approval recommendations.

Homeowners (for the sake of brevity, I will use "homeowners" to represent both tenants and homeowners who are District 19 residents) are excluded from any meaningful role in the development process.

There's an easy way to correct this process. Start development with a public meeting. Gather facts specific to the site and to the neighborhood. Collaborate with all stakeholders on all key terms and conditions. Then, after becoming reasonably well-informed about the project site and neighborhood, meet with developers to give them that "sense of direction" about the project. This process involves the same activities, however, the order is different. Homeowners and tenants who live near the site will be invited to the table before the development is shaped. The result will be new housing that densifies and enriches the neighborhood and the city as a whole.

**DENSITY SHOULD NOT BE INCREASED BEYOND LMR BECAUSE THE SITE DOES NOT PASS THE "SELECT CONDITIONS" TEST. STAFF'S DEFINITION AND INTERPRETATION OF "SELECT CONDITION" SHOULD BE REJECTED.**

Once the city planning department advised Stone House that it could take advantage of the escalator hitch to increase density, it had to define the select conditions to in a way that confirmed its advice. So it did. It revealed its new definition Friday before this hearing. The lack of notice alone should compel the Plan Commission to defer this proposal.

Alternatively, the Plan Commission should reject the proposed definitions and interpretations as they are not based on existing site information or common sense. They were invented to support the planner's early suggestion that density on the property could be increased. A reasonable analysis of the "select conditions" follows.

## Response to Staff Report

Relationships between proposed buildings and their surroundings. The staff report concedes that the scale and mass of the proposed building is “unlike any other residential building in the surrounding area.” Nonetheless, staff votes for this factor being satisfied because Stone House has “made efforts to limit the differences.” This is ridiculous. You cannot reduce it from what it is. It’s like putting lipstick on a pig.

The building is huge; it’s like a 40 foot high, football stadium-sized space ship dropped into the middle of a normal residential neighborhood. It will always stick out because it is massive and completely foreign to the neighborhood.

This condition weighs heavily in favor of not increasing density.

Natural features. It’s unbelievable that the staff report says that there are no natural features on this lot that should prevent the building from being build as proposed. The storm waters drainage problems created by this massive development are so well-documented that there’s no way to deny them. The inadequacy of Stone House’s plans for managing these problems is similarly un rebutted. . To put it kindly, this section of the staff report is contrary to the facts.

This condition also weighs strongly in favor of not increasing density.

Access to urban services, transit, arterial streets, parks and amenities.

There are no amenities near the site. No coffee shops, grocery stores, libraries, restaurants, etc., etc., etc. .... This is a purely residential area. Period. Here again we veer into the fantastic with the staff report. Maybe someday there will be some.... And maybe not. The unavoidable truth is this: there are none of the amenities associated with high density housing near the Old Sauk site.

Old Sauk Road is a minor arterial street with an R-bus, but is not on the BRT; it is not in the Growth Priority Area; it is not Transit Overlay district, and not on the Regional Corridor. Moreover, the features that are present, urban services, parks, schools and transit, are precisely those that provide a foundation for for the development of LMR/Missing Middle-type housing. They are also particularly attractive to families raising children. We note that despite its mass, the Stone House proposal is not designed to bring families into the neighborhood. Out of 138 units, only four have 3 bedrooms.

The “select conditions” factors that must be present for increasing density beyond LMR are mostly missing. Therefore, the Plan Commission cannot approve of the present escalated development. \_The Plan Commission should maintain these parcels for their best and highest use: to provide LMR/Missing Middle-type housing.

## Response to Staff Report

### THE CONDITIONAL REVIEW STANDARDS ARE NOT MET.

Here again, you can't put lipstick on a pig. An honest look at the situation compels the conclusion that standards 1, 3, and 5 cannot be met.

1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities .... drainage ....have been or are being provided.

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. Once again the staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, **"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for ether underground basins as well as infiltration from pervious areas is also very likely to fail. ... Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life ....**

If Plan Commission members are serious and honest in your inquiry about these standards, you must find that because of the flooding threat, standards 1 and 5 cannot be met.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain,, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor must accept the fact that the pill she prescribed is causing pain.

Two hundred and seventy-nine (279) residents of District 19 have signed a petition opposing the Stone House proposal. To state the obvious, each of these 279 residents oppose the development because the development it impairs/diminishes their use and enjoyment of their property. Each resident feels sufficiently harmed that they are begging for relief. The losses of the co-petitioners are foreseeable, indeed, they are described in detail in the many letters opposing this



## Response to Staff Report

development. I won't attempt to recap all of the damage described in the letters or the personal stories and person angst they reveal. They speak for themselves.

While all 279 co-petitioning resident's enjoyment of their home is diminished, some suffer more damage than others: those adjacent to the development. They will have to live with all of the negative effects that this massive project brings. How much value is lost when a family faces flooding every time there's a good rainfall? What about the loss from sunlight blocked, shadows thrown and night sky lit up? How do you measure the loss of privacy with so many people, cars and activities going on behind the fence? How can one measure the loss of enjoyment caused by up to 168 cars driving back and forth and parking just behind the backyard fence. What about the loss of peace and sanctuary resulting from the inevitable noises erupting from a large apartment complex: regular trash pickup, 238, or even 138 people recreating a small adjacent courtyard, maybe a few dogs barking ...all just feet away from your back yard. The poor folks adjacent to this new development are disproportionately harmed by the development. It fair to say that they will experience a loss of the use, value and enjoyment of their property that is an unrelenting hardship. And, no, a privacy fence does not fix these problems. Can the Plan Commission justify this harm to these residents in the name of "housing crisis"? .

Speaking for myself, I don't want to live on East Washington Avenue or any other high density area.. I live here for the lower volume, slower pace and greater, greener space. Yes, it is a privilege to live here and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

Please do not approve of this proposal.

Respectfully submitted,  
Diane Sorensen

**From:** [Rick Mcky](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Rick Mcky = neighbor  
**Date:** Sunday, June 9, 2024 9:43:24 PM

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You don't often get email from rmcky@starkhomes.com. [Learn why this is important](#)

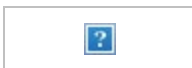
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I have been in Madison Real Estate development for 35 years

IT'S PRETTY SIMPLE "FOLLOW THE MONEY"

Seller has an accepted offer for 2 Million dollars contingent upon getting a three story building. The Landowners could give crap about the neighborhood THEY WANT TO GET PAID \$\$\$\$\$\$ And guess who is left to "HOLD THE BAG" The neighborhood. The people that actually will be living with this Monstrosity. So how about this lets turn down this 3 story structure and allow a 2 story structure. Instead of the owner getting 2 Million dollars for his site he gets 1.5 Million for the site and the neighbors are happy to still live in the neighborhood. FOLLOW THE MONEY; ALWAYS FOLLOW THE MONEY!!!!

-Rick Mcky 608-345-1709



[TheMcKyTeam.com](#)

[Rick Mcky](#) :: Agent :: direct 608-345-1709

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**From:** [Fun to Build](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#); [Ledell.Zellers@gmail.com](#); [Parks, Timothy](#); [Figueroa Cole, Yannette](#); [Fruhling, William](#)  
**Subject:** Serious Issues With Stormwater Plan, 6610-6706 Old Sauk Rd  
**Date:** Sunday, June 9, 2024 9:45:23 PM

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Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

My name is Gary Foster and I live on Old Sauk Rd about 475' from this proposed development site. When this development was first proposed, I felt then as I do today, the developer is trying to cram too much into this flood prone location. It appears the developer started with a large building design and left a small amount of room for a stormwater system and it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building.

I'm a Civil Engineer and spent my entire career in the paper industry as an engineer and engineering manager. I was involved in both designing and approving projects, including wastewater treatment systems. Over my career I developed a keen sense of what it took to achieve top performance for each and every project encountered.

The stormwater design for this development and the heart of the system are two Underground Infiltration Basins, which are below ground vessels with open bottoms and backfilled with rock. Rainwater from the building roofs and driveways flow to these basins then infiltrate or seep into the ground soils. The design has an emergency overflow pipe that goes directly to the west property line for discharge. If these basins fill up for whatever reason and are not performing as designed the full flow from the roofs and driveways will flood onto adjacent properties.

The design does not include spare reserve capacity where flow can be diverted to, whether for an emergency or to perform maintenance. The design does not have a monitoring system to indicate water levels in the basins, or to indicate overflow is occurring to the west property line. The design does not include confined space entry into the basins for inspection and cleaning and to my knowledge there are no local confined space vessel cleaning services available.

To verify this design, there were soil borings taken where the basins are to be located and tested for infiltration rate measured in inches per hour. It was discovered there are slow draining silt loams found where the larger Basin #1 is to be located and much less than the required .5"/hr rate. This is a newly discovered condition that has a huge impact on the design.

From the Wyser Engineering Revised Stormwater Mgmt Plan & Cover Memo, 5/24/24 on page 1 of the cover letter it states the following:

"The areas with silt loam seams that have an infiltration rate of .13-.15 in/hr can have the infiltration rate improved to .5 in/hr by excavation/turning of the silt loam seams."

Gregory Fries, P.E., Deputy City Engineer in his letter Stormwater Comments of Old Sauk Road Apartments dated on 5/31/24 and responding to this problem states the following:

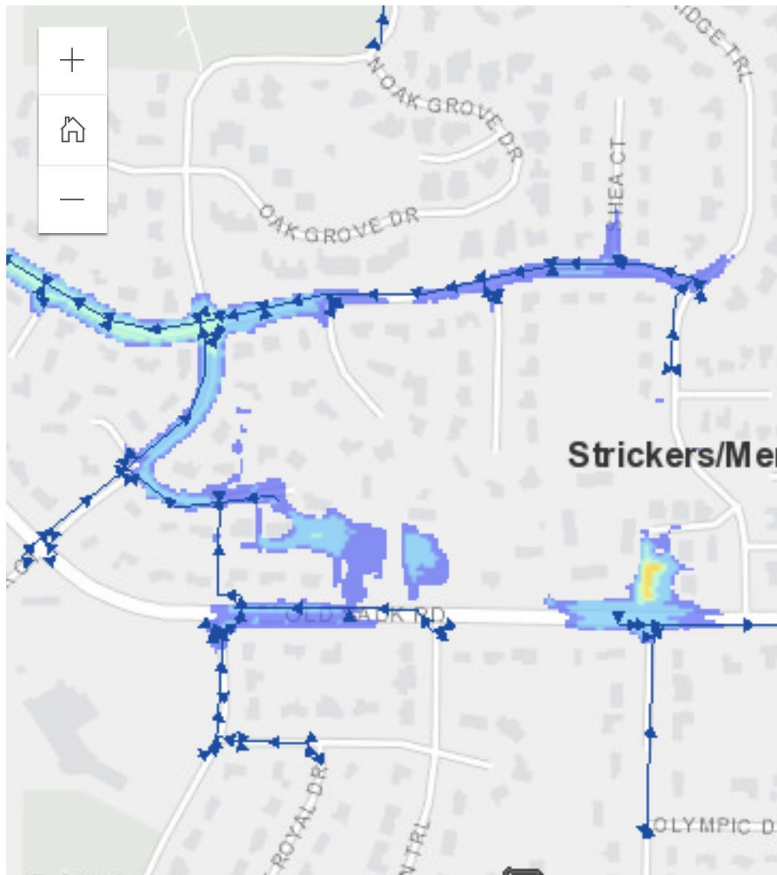
“It should be noted that to meet water quality, infiltration, and volume requirements the report notes they plan to “excavate and turn” the soils at the bottom of the infiltration systems. This is proposed to be done to allow the site to reach the design infiltration rates used. I am not aware of standards for turning soils. Additional details/information will be required on how this will be completed and how it will be verified in the field that these infiltration rates have been met. Madison General Ordinance 37 provides for a requirement to certify that the stormwater management plan has been constructed in accord with the design. This provision is not often required but it would be mandated in this case. However, again it is noted that there will be additional information required on how they plan to verify that design infiltration rates proposed are met in the field and a post construction certification will be required as allowed by MGO 37.”

From my perspective this design is in serious trouble and will not perform. Soil turning is unproven and not guaranteed to solve the problem. Perhaps the only way to know if it will work is to fully construct the system and then have a water test to prove if required infiltration rates have been met, if not no permit is issued.

This brings me back to my initial feeling about this development, the developer is trying to cram too much into a limited area, especially given its flooding potential. I would suspect there are alternative stormwater designs possible the developer could consider. Likewise, alternative building designs that reduce the development's impervious area size could be considered to lessen the size of the stormwater system.

Because of these issues with the proposed stormwater design and soil conditions, I would ask that the demolition permit, rezoning and conditional use be deferred at this time.

# Flood Risk Map



**From:** [Ruth Nair](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Ruth Nair](#)  
**Subject:** Stone House Developer proposed 138 apartment building on 4 acres on Old Sauk Rd. (approx the blocks of 6400-6800).  
**Date:** Friday, June 7, 2024 6:18:34 PM

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Planning Committee,

This Stone House proposed development on Old Sauk Rd. is out of character and too large for only 4 acres. Also, there would be many negative consequences to the surrounding neighborhoods. Some of these are: traffic congestion, insufficient winter parking spaces, noise and light pollution, the safety of school children crossing a busy street two times to go to school (due to a lack of sidewalks on the North side of Old Sauk, leading to Crestwood Elementary ), increased flooding, environmental impact, and so many more concerns.

Most of the surrounding neighborhoods consist of single family homes on 1/4 to 1/2 acre lots. Squeezing 138 apartment dwellings into only 4 acres seems out of step with the area. Please consider greatly reducing the number of apartments to only 32-45, instead of the current proposal. Also, as a reference, look at nearby Settlers Woods apartments, which is set back much further from the street and is unobtrusive and blends in with the neighborhood. By contrast, the Stone House proposed development is only set back 37 feet from Old Sauk Rd.! That would feel very imposing to our quiet neighborhood.

Thanks for your consideration,

Ruth Nair  
9 Mt. Rainier Lane  
Madison, WI 53705  
608-233-6844

Sent from my iPad

**From:** [Kathleen stark](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Strongly oppose these Old Sauk Agenda items 23-26  
**Date:** Saturday, June 8, 2024 9:08:14 AM

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City of Madison,

As citizens of Id Sauk neighborhood we strongly oppose the following agenda items:

**2950 ... 6610-6706 Old Sauk Road (District 19):** Consideration of a demolition permit to demolish two single-family residences and a two-family residence.

**24) 83477 ...** Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

**25) 82972 ... 6610-6706 Old Sauk Road (District 19):** Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.

**26) 82979 ...** Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19)

Thomas and Kathleen Stark  
809 Sauk Ridge Trail  
Madison, WI 53717

**From:** [Marisa Balistreri](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
**Date:** Sunday, June 9, 2024 6:46:42 PM

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I'm a former resident of District 19 and was fortunate to grow up in Parkwood Hills. As my parents still live there, I'm in the neighborhood several times a week. I'm deeply concerned about the proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road and object to Legistar #82979, #82972, #82950 and #83477 (agenda Items 23-26).

Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. The proposal claims there would not be any disruption to traffic on Old Sauk. I strongly disagree. Anyone who regularly drives on that section of Old Sauk knows that the road is already stressed. I believe the bike lanes, the school zone, the pedestrians and the wildlife that regularly crosses the road would be put at greater risk. Have you ever tried to turn left driving westbound on Old Sauk? Have you ever had to stop and wait for children, turkeys or deer as they cross Old Sauk? People don't wait! They regularly try to squeeze into the narrow bike lane to pass. People aren't suddenly going to be more patient or considerate because there's more traffic. On the contrary.

The idea of an underground parking garage in a flood zone is illogical. Would a structure of that size even be stable?

Before being called a "rich NIMBY", I would like to be clear that I support a reasonable, common sense development that adds housing and honors the neighborhoods that surround it. I, myself, live in a mid-size, mid-price townhouse condo, for which I'm very grateful as I am not rich. Therefore, I also object to the building of apartments and believe that a smaller development of mid-priced condos would be an excellent option for that area. That way, people who would like to build wealth and enter the housing market in a safe, residential neighborhood could be given a chance to do so rather than having to give all their hard-earned money to the only people who will benefit from this project - the developers and the landlords. Everybody else loses.

I ask the City Plan Commission and the Common Council to reject this proposal.

Thank you for hearing me,  
Marisa Balistreri



**From:** [Marina Bolotnikova](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** Support for apt building on S Blair St  
**Date:** Monday, June 10, 2024 9:00:40 AM

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Hi there,

I'm a resident of Madison's 6th district and am writing to express my strong support for the eight-story, 178-unit apartment building proposed for S Blair St on the agenda for today's plan commission meeting, as well as the demolition of existing commercial buildings and any zoning changes required to get the apartment building built.

I also strongly support the other agenda items related to the construction of new apartment buildings - #s 19-22 and #s 23-26. Current and future residents of my district and of Madison as a whole would benefit greatly from the relief in housing costs that will come from increased housing supply. Thank you!

Marina Bolotnikova

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Marina Bolotnikova • [@mbolotnikova](https://marinabolotnikova.com)  
U.S. Central Time (NYC -1)

**From:** [Mary Arnold](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support of Old Sauk Rd Rezoning and Development  
**Date:** Sunday, June 9, 2024 8:53:43 PM

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You don't often get email from arnoldemary@gmail.com. [Learn why this is important](#)

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Dear Plan Commission Member,

I hope this email finds you well. I am writing to support the rezoning and development of Old Sauk Rd. It is no secret that Madison greatly needs more housing as quickly as possible and that single family homes will not be the solution. There have been many concerns raised about this development that range from almost reasonable to completely ridiculous (I saw one that the design didn't include a playground...what?). The most common may be that this will affect the character of the neighborhood. Old Sauk Rd did not look the way it does today 100 years ago, and it didn't look the way it did 100 years before that. The character of a neighborhood is not something set in stone to be preserved; it is dynamic and changes depending on the times, residents, and needs of the community (like housing). Even if it were unusual for a neighborhood to change I'd question why aesthetics were prioritized over affordable housing, especially during a housing crisis. Many have copied and pasted an argument that this would be a wall longer than a football field. It seems this language of a "wall" is purposefully chosen to make the user picture a long, blank concrete slab serving no purpose but to be an eyesore and divide people instead of a long apartment building providing people a place to live developed by a company that, in my opinion, have consistently delivered aesthetically pleasing buildings.

I hope this plan moves forward and quickly in order to combat the crisis affecting all residents of Madison.

Thank you,  
Mary Arnold

June 6, 2024

My name is Kari Davis and I am writing to express my opposition to rezoning (all along Old Sauk Road) as part of the West Area Plan for the West side of Madison.

Recently a neighbor asked a question regarding connecting Appalachian Way to Sauk Ridge Trail. Below is his question and an answer.

Hello Tom,

Thank you for providing feedback on the West Area Plan's online draft actions and maps. We received hundreds of comments and are following up to questions received through the online platform. The following question(s) were received from this email address:

Q: What is gained by connecting Appalachian Way to Sauk Ridge Trl? Funneling traffic one block from SRT on Appalachian Way to Blue Ridge moves traffic off of Old Sauk Rd for one block.

A: Contingent on redevelopment proposed in the area, the connection would add a new north-south street alongside the Cooper Lane Bike Path to connect with Appalachian Way extended. New street connections create additional route options to more locations for all users. Gaps in an otherwise connected street network reduces traffic on dead end streets at the expense of other adjoining streets, which must take on more traffic than they otherwise would. On a larger scale, funneling traffic to a limited number of streets and intersections decreases safety for all users, who must contend with intersections that become more daunting to cross. Further, planned streets, being designed according to guidelines in the Complete Green Streets Guide, can be built to safely and equitably accommodate all users. Existing streets can also be retrofitted to calm traffic.

Please let me know if you have any questions. We invite you to stay connected by attending one of the [upcoming meetings](#) or visiting the [website](#) for more information.

Thanks,  
Breana Collins

I do not support connecting Appalachian Way to Sauk Ridge Trail. It is my understanding that neighbors along Appalachian Way are not going to sell their land to allow multi level housing spaces. Therefore, extending Appalachian Way toward Crestwood would not make sense and is not needed. Currently, Appalachian way is

used by bikers, pedestrians and wildlife (turkeys, deer etc) regularly as a SAFE travel space. I do not support making more access for cars to travel and believe that the city should be aligned with and promote greener ways to travel. If Appalachian Way is not extended toward Crestwood Elementary, it does not make sense to extend it toward Sauk Ridge Trail. Extending Appalachian Way would increase automobile traffic and would negatively my neighborhood.

I am also concerned about the rezoning and Stone House development along Old Sauk Road. The proposed size of a 3ish story apartment building, primarily with studio and one bedroom apartments, does not fit with the single family residential homes in the neighborhood. An apartment building of this size (well over 100 units) would bring an enormous amount of additional CAR traffic to Old Sauk Road.

I specifically oppose the Planning Commission to grant special approval to exceed the low-density threshold of 30 units per acre. I specifically oppose changing the zoning to be an “urban district.” The 6610-6706 Old Sauk Road property is in a suburban area and should remain designated as such.

We can all agree that additional housing is needed. However, there is a real lack of affordable housing in Madison in general. It is difficult for younger individuals/families to purchase homes in my neighborhood due to the high costs. It would be wonderful to have affordable condos, townhomes or better yet, smaller homes that would be affordable to new home owners. There have not been homes sold in my neighborhood for under \$300,000 in a very long time.

The plans for the Stonehouse Development include a pool, yet fail to include enough parking within the development. Parking will also be at an additional cost to residents in the building. This will inevitably lead to an overflow of parking on streets around the building, causing more issues with cars, traffic and negatively impact safe travels for pedestrians and bikers. If residents or visitors of the building park along Old Sauk Road it will be extremely dangerous for everyone.

The impact of more traffic in the neighborhood and along Old Sauk Road particularly, would negatively impact my children and children in the neighborhood from getting to elementary, middle and high schools safely by foot or bike.

I have not seen an issue that has galvanized my neighborhood in the way that the Stone House development and rezoning proposals have. My neighbors and I are in opposition to redesigning the neighborhood in a way that negatively affects the older and current residents. Old Sauk Road cannot handle increasing it's traffic without negative consequences for bikers and walkers of all ages. It is a heavily trafficked 2 lane road with very few lights or stop signs and poor visibility at the top of the hill. The city should consider how to support neighborhoods and look for ways to reduce car traffic, not increase it. Infrastructure changes should be considered through the lens of sustainability and resilience first, not by how can the city generate increased revenue and choosing the developers as the "winners."

Sincerely,

Kari Davis  
6322 Appalacian Way  
Madison, WI 53705

**From:** [Diane Sorensen](#)  
**To:** [Madison Mayor](#); [Figueroa Cole, Yannette](#); [All Alders](#); [Ledell Zellers](#); [Plan Commission Comments](#); [Fruhling, William](#); [Parks, Timothy](#)  
**Subject:** Letter in Opposition to Stone House development proposal for 6610 - 6706 Old Sauk Road  
**Date:** Friday, June 7, 2024 1:08:19 PM  
**Attachments:** [Letter Opposing Stone House Development for 6610-6706 Old Sauk Road. .pdf](#)  
[Letter Opposing Stone House Development for 6610-6706 Old Sauk Road. .docx](#)

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Some people who received this message don't often get email from dianasorensen1@gmail.com. [Learn why this is important](#)

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Dear Mayor Rhodes-Conway. President Figueroa Cole and Members of the Common Council, Chair Ledell Zellers and Member of the Plan Commission and Acting City of Madison Planning Department Director Fruhling and staff project planner Tim Parks.

I have attached my letter in opposition to the Stone House Proposal for 6610 - 6706 Old Sauk Road that is on the agenda for the Monday, June 10, 2024 Plan Commission meeting.

I ask that it be filed in Legistar File Nos. 82950, 82972, 82979 and 83477.

Thank you for your consideration of my views.

Diane Sorensen

Comment on Stone House Proposal for 6610 - 6706 Old Sauk Road,. Please file in Legistar No's 82950, 83477, 82972, 82979

Dear Mayor Rhodes-Conway,

My name is Diane Sorensen. My husband, Dan Stier, and I live at 606 San Juan Trail. We moved into our home in May, 2001. We loved working downtown with all of its buzz and bustle, but we wanted our home to sound in a lower key, greener, slower and quieter. Parkwood Hills, with its connection to nature, large yards and shady streets was perfect for us. It took a long time to get here. but I was brought up to plan thoughtfully, work hard and be patient. When I got here, I felt I was home at last.

THE CULTURE AND CHARACTER OF THE WHOLE COMMUNITY IS  
HARMED IF THE STONE HOUSE DEVELOPMENT IS BUILT.

*“Sense of Place” refers to people’s perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people’s interactions with them. Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work and play and offer something for everyone. While each of these unique places is important and should be supported, the key is what they contribute to the culture and character of the the whole community.*

Comprehensive Plan, CULTURE AND CHARACTER, pg. 74

I support development of the Pierstoff parcels. “Missing Middle” housing, as defined by the Comprehensive Plan (p.49), **whether owner occupied or rental**, suits this parcel and the neighborhood. Missing Middle forms of housing would increase density while preserving the natural setting; it would complement existing single family homes, duplexes, condos and smaller apartments.

Initially, the Stone House Development development team appeared eager to create housing that would increase density and give their tenants a connection to nature. They talked about how this “beautifully located” parcel could add housing in keeping with the neighborhood: *“We look at this as an opportunity to enable people to live outside of East Washington Avenue. ... some place greener... with space outside...”* Stone House Development owner Helen Bradbury, October 24, 2023.

Unfortunately, Stone House Development did not create a place for people who want to escape the tight buildings and intermittent buzz of East Washington Avenue. Instead, it brought East Washington Avenue to the neighborhood.

No, it's not a high-rise apartment going 10 stories up. Rather, it's 4 10 story high rise buildings, tipped on their sides and glued together horizontally. The result is a 3 story, 425 foot long behemoth that bears no resemblance to surrounding residences. Rezoning to TR-U2, Urban high density, is sought to authorize the huge footprint that eliminates setback, trees and yards. Far from "seamlessly integrating" into the neighborhood, it will be an eyesore that dominates the area. (See, letters from Mike and Lynn Green, Steve Mason, and Grace Kwon, for example.).

We have intense apartment development downtown, along the BRT, along the Beltline, in places like Westgate Mall, Yellowstone Drive and Sherman Avenue and activity centers, like Hildale.. However, a truly beautiful city is not all intense development. It has residential stretches that display more green than concrete, more shade than light, more space than structures and a matching quiet. And that is exactly what the neighborhoods along Old Sauk Road contribute to this city.

Plunking a massive apartment on the Old Sauk site says that growth trumps culture and character and that the residential neighborhoods that have drawn people to Madison for decades are nothing special. Of course, this is devastating as it is for people living in these neighborhoods, but it is also a permanent loss for the city as a whole.

#### HARM TO HOMEOWNERS AND TENANTS.

This high density complex threatens adjacent homes in numerous ways. I will highlight a few and refer to other comments that cover them in more depth.

**FLOODING.** The file contains clear and convincing evidence that the Pierstorff parcels come with particularly challenging storm water issues that are exacerbated by a high density complex that paves over much of the lot (up to 80% per the Stone House plan), homeowners to the north side face perpetual flooding risks. (See, Letters of Prof. John Norman, May 17 and June 5, and engineer Chuck Nahn, June 4., Axley Brynellson letter of June 7th.) The city must not let this happen.



**LOSS OF PRIVACY.** Tenants in this 3 story complex will look down into north side backyards and homes, as well as those on the east and west side. Cars will be parked facing north side homes. All tenant vehicles, delivery trucks, trash trucks, repair trucks, moving trucks and visitor vehicles will use the road that runs in a U shape, adjacent to the side yards and back yards of these homes. The recreational area, available to 138 households, has a swimming pool, a bocce ball court, dog walks and other recreational activities, with all of the accompanying noise, are all crammed into the back of the complex. For these homeowners yards that were once a source of renewal and relaxation, it will be as if they moved to East Washington Avenue.

Is the city sensitive to this interference with enjoyment of one's own property? Planner Parks said that the fact that the Stone House development would be bordered by one and two story single homes is "indicative of nothing, to be honest." Tell that to the people who live there.

**LIGHT AND NOISE POLLUTION.** If you drive down Old Sauk after dark, that's what you will see: dark. With its three story 40 foot height and 425 foot length, outdoor patios and recreational areas, the Stone House Development will light up the neighborhood and add multiple sources of noise pollution. Again, this belongs with other buzz on East Washington Avenue.

**TRAFFIC AND PARKING CONGESTION.** The city wants everyone to ride the bus, but everyone has cars. Old Sauk's two lanes are already congested, with car, bike, bus. Left turns and school pickups and drop offs are both risky.. Of course, there'll be parking on the streets as well. This complex will stress a road that is already at capacity. (See Gary Foster May 18 letter, with photos.)

#### **THE CITY'S TOP DOWN DEVELOPMENT APPROACH.**

As Dan Stier's letter to the city shows, the general outline of this development was the product of a collaboration between the city planners and Stone House Development, beginning with private meetings in early October. As one alder said about this dynamic: by the time a proposal is officially filed, it's probably too late to change it.

By the end of the October 24th public meeting, homeowners had good reason to think that project approval was pre-ordained. Nonetheless, because we feel a commitment to the city, to each other and to the neighborhood, we organize. We circulate petitions. We write letters to the mayor, our alder, all city alders and the

newspapers. We go to meetings and speak for 3 minutes. Along the way we learn that if you dare to challenge a development proposal, you will be ostracized, shamed and belittled. Good character and generosity of heart will definitely be called into question.

We also learn that, unlike Stone House, we are not invited to collaborate on the meaning of key concepts critical to this development, such as the “select conditions”. In response to our questions about the process for defining these terms and the forum for addressing this issue, Tim Parks said that it will be covered in the staff report due to be filed on the Friday before the hearing. In other words, we’ll be told what’s going to happen just before it happens. Who needs due process, right?

This has been the singularly most negative experience I’ve had with any government in my entire life. Like so many homeowners throughout the city, hundreds of whom have signed 2 separate petitions opposing this development, I am angry and cynical. I experience housing development in Madison as a top down business demanding unquestioning allegiance to the party line, build big and building fast. Anyone who disagrees is outed as a housing pariah. Where did my brilliant, innovative, open-minded, independent, free-thinking brethren go?

In conclusion, I oppose the Stone House development proposal for Old Sauk Road, as well as its requests for rezoning, a demolition proposal and a certified survey.

Respectfully submitted,

Diane Sorensen

Cc: President Figueroa Cole and Members of the City of Madison Common Council, Chair Ledell Zellers and members of the City of Madison Plan Commission, Interim Planning Department Director William Fruhling, and Tim Parks

**From:** [Guequierre, John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Fw: [District 19] Proposed Yosemite Trl/Yosemite Pl reconnection  
**Date:** Thursday, June 6, 2024 4:51:13 PM

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**From:** noreply <noreply@cityofmadison.com>  
**Sent:** Thursday, June 6, 2024 4:41 PM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** [District 19] Proposed Yosemite Trl/Yosemite Pl reconnection

Recipient: District 19: John P. Guequierre  
Thursday, June 6, 2024 – 4:40pm  
Riccardo and Joan Bonazza  
He and She  
409 Yosemite Trail  
Madison, Wisconsin. 53705 Yes, by email. [joanbonazza@yahoo.com](mailto:joanbonazza@yahoo.com) District 19 Proposed Yosemite Trl/Yosemite Pl reconnection We just learned of the city's plan to reconnect Yosemite Trail and Yosemite Place.

We have lived at 409 Yosemite Trail for over 30 years and we firmly oppose this plan for two reasons.

1. The plan states the reconnection is to improve connectivity from Old Sauk Road. There are already 4 streets that connect Old Sauk Road well into the neighborhood: Everglade Drive, Jan Juan Trail, Blue Ridge Parkway, and Ozark Trail. One more connection in this short distance makes no sense and seems to be a solution looking for a problem and not a good use of taxpayer money.
2. These two streets were intentionally disconnected by the city years ago to address the danger posed by teenagers lining up cars down Yosemite Trail and speeding over a steep downhill towards Old Sauk Road for the purpose of getting airborne. Besides the risk to drivers, this posed major dangers to homeowners, and cars were known to have landed on front lawns.

We strongly urge the city to cancel this proposed reconnection and so do many of our neighbors on Yosemite.

Thank you for reviewing this and for your advocacy on our behalf.

**From:** [Guequierre, John](#)  
**To:** [Brandon Prochaska](#)  
**Cc:** [Plan Commission Comments](#)  
**Subject:** RE: Old Sauk Development  
**Date:** Friday, June 7, 2024 10:04:43 AM

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Brandon,

Thank you. I'm adding your comments to the official Plan Commission collection of comments on the project.

John Guequierre  
[District19@cityofmadison.com](mailto:District19@cityofmadison.com)  
608.571.3530

---

**From:** Brandon Prochaska <bprochaska@cdr.wisc.edu>  
**Sent:** Friday, June 7, 2024 6:53 AM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** Old Sauk Development

You don't often get email from [bprochaska@cdr.wisc.edu](mailto:bprochaska@cdr.wisc.edu). [Learn why this is important](#)

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Good morning Alder Guequierre.

I live at 506 Blue Ridge Parkway, very close to the development. I see a very vocal group opposed to rezoning, but just wanted to show some support for the project. I've read your posts and comments about this and I believe you already see the merit and benefits of this project and for that I'm appreciative. I'm glad to have you serving as my Alder.

Keep up the good fight of fighting to combat misinformation and sensationalizing. Thank you for your public service.

**From:** [Planning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Support for Old Sauk Creek Road Development  
**Date:** Friday, June 7, 2024 9:24:04 AM

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**From:** Andy Jiang <andyjiangart@gmail.com>  
**Sent:** Thursday, June 6, 2024 8:43 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Support for Old Sauk Creek Road Development

You don't often get email from [andyjiangart@gmail.com](mailto:andyjiangart@gmail.com). [Learn why this is important](#)

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Hi City staff,

I want to write in support of the Old Sauk Creek Road development at 6610-6706 Old Sauk Creek Road. 138 units will not solve our housing crisis, but it will make a big difference. Rents are increasing rapidly and lower income residents are finding themselves unable to afford housing. In this housing climate, the 261 West Side residents trying to stop this development should be ashamed of themselves and I urge you guys to not fold in to their demands.

Thank you.

**From:** [Christopher T. Nelson](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [bfruehling@cityofmadison.com](mailto:bfruehling@cityofmadison.com); [Chuck Nahn](#); [umbeckassociates@tds.net](mailto:umbeckassociates@tds.net); [mpumbeck@chorus.net](mailto:mpumbeck@chorus.net); [jwestern@chorus.net](mailto:jwestern@chorus.net); [William S. Cole](#); [Erin E. Lye](#); [Hannah G. Massey](#)  
**Subject:** Comments on Agenda Items 23-26 on Plan Commission's Agenda on June 10, 2024  
**Date:** Thursday, June 6, 2024 6:37:14 PM  
**Attachments:** [Ltr to Madison Plan Commission re Stone House Development.pdf](#)

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You don't often get email from [cnelson@axley.com](mailto:cnelson@axley.com). [Learn why this is important](#)

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

Hello,

Please find attached to this email a letter addressing items 23-26 on the Plan Commission's June 10, 2024 agenda, the proposed Stone House development on Old Sauk Road. Please include the attached letter in the public record.

Sincerely,

**Christopher Nelson**

Attorney

**AXLEY BRYNELSON LLP**

2 E Mifflin St #200 | Madison, WI 53703

P.O Box 1767 | Madison, WI 53701-1767

Phone: 608.283.6707 | Fax: 608.257.5744

Email: [CNelson@axley.com](mailto:CNelson@axley.com) | [bio](#) | [axley.com](http://axley.com)

**Legal Assistant:** Erin Lye

Phone: 608.283.6730 | Email: [ELye@axley.com](mailto:ELye@axley.com)

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*Via E-Mail – pccomments@cityofmadison.com*

June 6, 2024

Chair Ledell Zellers and Commissioners  
City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI

RE: Stone House Apartment Development on Old Sauk Road  
Legislation File Nos. 82950, 83477, 82972, 82979

Dear Chair Zellers and Commissioners:

Please be advised that Axley Brynelson, LLP represents Jeff and Kathy Western and Paul and Mary Umbeck, who are City residents and property owners among those adversely affected by the proposed Stone House apartment development (the “Project”). Mr. and Mrs. Western live at 25 St. Andrews Circle, on the northeastern property line of the Project, and their home is closer than any other neighboring home to the proposed Stone House apartment complex. Paul and Mary Umbeck live at 25 E. Spyglass Court, and their property borders the entire western property line of the Project, which is where Stone House proposes to direct all stormwater flow post-construction.

I write to express my clients’ ongoing concerns about the design and scope of the Project and to request the Commission issue no land use approvals for the Project until the Stone House has produced and the City has approved a viable, comprehensive stormwater management plan that addresses the reasonable concerns of my clients and their neighbors.

My clients’ concerns about the design and scope of the Project are understood easily when one considers the extent of the changes Stone House proposes. As articulated in Stone House’s revised stormwater management report, dated May 24, 2024, the 3.7-acre site on which Stone House proposes to construct the Project is presently 87.66% pervious surface, 12.34% impervious surface, and the site drains in three directions. If the Project goes forward as designed, the site will be 44.55% pervious surface and 55.45% impervious surface, and the site will drain to the western property line exclusively. Given the stormwater drainage issues my clients have experienced over the years, they are concerned about the extent of the impervious surface that would be created by the Project and the modifications to the existing drainage of the site.

To ensure the Project would not cause adverse effects for their homes, my clients hired Nahn and Associates to analyze Stone House’s stormwater management report. Copies of Chuck Nahn’s

comments on Stone House's initial and revised stormwater management report are before the Plan Commission. Mr. Nahn details his concerns about the extent to which the Project will increase impervious surface in an already flood-prone area. To address the exacerbation of stormwater management issues the Project will cause, Stone House proposes the construction of two underground stormwater storage tanks. Stone House would direct stormwater into these tanks, which would infiltrate into the ground through the open bottom tanks. Additionally, Stone House proposes to construct an infiltration basin on the western property line, which is designed to discharge and overflow onto the Umbeck's property.

Mr. Nahn refers to the proposed underground storage tanks as a "novel, untested" proposal to address the stormwater problems created by the Project. In his report, Mr. Nahn details his concerns regarding the design and maintenance of the proposed tanks. Mr. Nahn's concerns are seconded by John Norman, professor emeritus in the Department of Soil Science at the University of Wisconsin-Madison. Professor Norman submitted comments on Stone House's stormwater management report to the Plan Commission, which detail his concerns about the viability of Stone House's proposal. Regarding the proposed underground tanks, Professor Norman details why the tanks are likely to fail and how the construction of the tanks, as proposed by Stone House, may create additional impervious surface under the tanks, thereby failing to meet the infiltration rates articulated in Stone House's stormwater management report. Failure of the underground tanks would result in surface water being directed onto the Westerns' property and the Umbecks' property.

With the Project as proposed, Stone House seeks to force a square peg into a round hole. The site is designated in the City's future land use plan for Low-Medium Residential, which calls for a maximum density of 30 per units per acre, equating to a maximum of 111 units on this site. Stone House's proposal drastically exceeds the maximum limits of the City's land use plan. It proposes a 138-unit apartment complex that results in over half of the site as impervious surface. The stormwater impacts, particularly in an area that has known drainage issues, are obvious and inevitable. As detailed by Mr. Nahn and Professor Norman, Stone House's solutions to the obvious stormwater issues are untested and, as designed, likely to fail. My clients and their neighbors should not have their homes and properties placed at risk by a development that is too large for the site and which relies on untested and unproven stormwater mitigation measures.

My clients are already suffering from groundwater issues. Mr. and Mrs. Western, whose property sits downhill from the Project site, already run two sump pumps to prevent water from accumulating in their basement. Notably, the underground tanks proposed by Stone House would infiltrate approximately five feet above the level of the Western's backyard, which may result in additional water flowing underground into the Western's property. Similarly, Mr. and Mrs. Umbeck, whose property borders the entire western property line of the Stone House site, will now have all surface stormwater from the site directed toward their property line. The Umbecks have already had to deal with flooding due to surface water runoff. Now, as stated in Stone House's stormwater management plan, the infiltration basin is designed to discharge and overflow onto the



Umbecks' property. Given the extent of the flood issues in the area, the Project as designed will almost certainly result in the Umbecks dealing with regular flooding on their property.

In addition to the stormwater concerns, the Westerns will also be directly impacted by the design of the Project. Stone House's design indicates surface parking will be placed along the northeastern property line, adjacent to the Westerns' home. No landscaping or natural buffer is proposed to separate the surface parking and the Westerns' property. Stone House's proposed design will lead inevitably to the Westerns dealing with increased noise and light pollution from cars using the surface parking. The location of the access road and surface parking also raises questions about snow storage on site. If Stone House intends to store snow along the northeastern property line, the drainage issues affecting the Westerns will only be exacerbated.

As part of being a good neighbor, Stone House should revise its design to include surface parking on the interior of the access road, facing the apartment building, rather than facing the Westerns' property. Further, Stone House should include a vegetative buffer along its common boundary with the Westerns to mitigate noise and sound pollution from the proposed surface parking and outdoor pool.

My clients are not opposed to development of the site or the addition of multi-family housing on the site. Rather, my clients are opposed to the design and scope of the Stone House proposal, which is simply too large for the site and which will inevitably cause stormwater management problems. Given the substantial concerns regarding the design of the Project, particularly surrounding the effects the Project will have on stormwater management in the area, my clients ask that the Plan Commission not approve or recommend the approval of any land use applications for the Project until Stone House has submitted and the City has approved a stormwater management plan that does not require novel and untested methods in order to meet the requirements of Madison General Ordinances Chapter 37.

Sincerely,

AXLEY BRYNELSON, LLP



Christopher T. Nelson

CTN: eel

cc. Bill Fruehling (*Via E-Mail* – bfruehling@cityofmadison.com)

Paul and Mary Umbeck (*Via E-Mail* – umbeckassociates@tds.net,  
mpumbeck@chorus.net)

Jeff and Kathy Western (*Via E-Mail* – jwestern@chorus.net)

Chuck Nahn (*Via E-Mail* - chucknahn@gmail.com)

June 6, 2024

My name is Kari Davis and I am writing to express my opposition to rezoning (all along Old Sauk Road) as part of the West Area Plan for the West side of Madison.

Recently a neighbor asked a question regarding connecting Appalachian Way to Sauk Ridge Trail. Below is his question and an answer.

Hello Tom,

Thank you for providing feedback on the West Area Plan's online draft actions and maps. We received hundreds of comments and are following up to questions received through the online platform. The following question(s) were received from this email address:

Q: What is gained by connecting Appalachian Way to Sauk Ridge Trl? Funneling traffic one block from SRT on Appalachian Way to Blue Ridge moves traffic off of Old Sauk Rd for one block.

A: Contingent on redevelopment proposed in the area, the connection would add a new north-south street alongside the Cooper Lane Bike Path to connect with Appalachian Way extended. New street connections create additional route options to more locations for all users. Gaps in an otherwise connected street network reduces traffic on dead end streets at the expense of other adjoining streets, which must take on more traffic than they otherwise would. On a larger scale, funneling traffic to a limited number of streets and intersections decreases safety for all users, who must contend with intersections that become more daunting to cross. Further, planned streets, being designed according to guidelines in the Complete Green Streets Guide, can be built to safely and equitably accommodate all users. Existing streets can also be retrofitted to calm traffic.

Please let me know if you have any questions. We invite you to stay connected by attending one of the [upcoming meetings](#) or visiting the [website](#) for more information.

Thanks,  
Breana Collins

I do not support connecting Appalachian Way to Sauk Ridge Trail. It is my understanding that neighbors along Appalachian Way are not going to sell their land to allow multi level housing spaces. Therefore, extending Appalachian Way toward Crestwood would not make sense and is not needed. Currently, Appalachian way is

used by bikers, pedestrians and wildlife (turkeys, deer etc) regularly as a SAFE travel space. I do not support making more access for cars to travel and believe that the city should be aligned with and promote greener ways to travel. If Appalachian Way is not extended toward Crestwood Elementary, it does not make sense to extend it toward Sauk Ridge Trail. Extending Appalachian Way would increase automobile traffic and would negatively my neighborhood.

I am also concerned about the rezoning and Stone House development along Old Sauk Road. The proposed size of a 3ish story apartment building, primarily with studio and one bedroom apartments, does not fit with the single family residential homes in the neighborhood. An apartment building of this size (well over 100 units) would bring an enormous amount of additional CAR traffic to Old Sauk Road.

I specifically oppose the Planning Commission to grant special approval to exceed the low-density threshold of 30 units per acre. I specifically oppose changing the zoning to be an “urban district.” The 6610-6706 Old Sauk Road property is in a suburban area and should remain designated as such.

We can all agree that additional housing is needed. However, there is a real lack of affordable housing in Madison in general. It is difficult for younger individuals/families to purchase homes in my neighborhood due to the high costs. It would be wonderful to have affordable condos, townhomes or better yet, smaller homes that would be affordable to new home owners. There have not been homes sold in my neighborhood for under \$300,000 in a very long time.

The plans for the Stonehouse Development include a pool, yet fail to include enough parking within the development. Parking will also be at an additional cost to residents in the building. This will inevitably lead to an overflow of parking on streets around the building, causing more issues with cars, traffic and negatively impact safe travels for pedestrians and bikers. If residents or visitors of the building park along Old Sauk Road it will be extremely dangerous for everyone.

The impact of more traffic in the neighborhood and along Old Sauk Road particularly, would negatively impact my children and children in the neighborhood from getting to elementary, middle and high schools safely by foot or bike.

I have not seen an issue that has galvanized my neighborhood in the way that the Stone House development and rezoning proposals have. My neighbors and I are in opposition to redesigning the neighborhood in a way that negatively affects the older and current residents. Old Sauk Road cannot handle increasing it's traffic without negative consequences for bikers and walkers of all ages. It is a heavily trafficked 2 lane road with very few lights or stop signs and poor visibility at the top of the hill. The city should consider how to support neighborhoods and look for ways to reduce car traffic, not increase it. Infrastructure changes should be considered through the lens of sustainability and resilience first, not by how can the city generate increased revenue and choosing the developers as the "winners."

Sincerely,

Kari Davis  
6322 Appalacian Way  
Madison, WI 53705

**From:** [ION RAZVAN POPESCU](#)  
**To:** [Plan Commission Comments](#); [Madison Mayor](#); [Figueroa Cole, Yannette](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)  
**Cc:** [All Alders](#); [Stouder, Heather](#); [Fruhling, William](#); [Parks, Timothy](#)  
**Subject:** Re: NO on 6610-6706 Old Sauk Road  
**Date:** Thursday, June 6, 2024 3:02:44 PM

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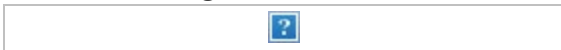
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Dear Mayor, Alders, and Planning Commission,

In 2002 photographer Zane Williams published *Double Take: a Rephotographic Survey of Madison*.

Here is an image from it:



Re: 6610-6706 Old Sauk Road:

Replacing a rare urban, historical, barn and all the nature around it with an apartment building will continue the trend documented by Williams. It's defeatist future-planning.

To increase density, please find paved sites which can be revitalized by building, instead of historical and environmentally-vibrant sites to bulldoze.

Sincerely,

Raz Popescu  
Dudgeon-Monroe Neighborhood  
Madison, WI

**From:** [Ann MacGuidwin](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#)  
**Subject:** 6610-6706 Old Sauk Rd - file #83477  
**Date:** Thursday, June 6, 2024 10:16:01 AM

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## **I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development.**

Reasonable rezoning would maintain Old Sauk Road as a suburban residential district. The West Area Plan recommends Old Sauk Rd for low-medium density and zoning districts appropriate for low-medium density are SR-V1 and SR-V2, according to Table 6 of the City's "Generalized Future Land Use (GFLU) Map Frequently Asked Questions (FAQs)".

**SR-V2 is appropriate** as multi-family housing on Old Sauk Rd is already zoned to this district.

Rezoning the project SR-V2 would mean little or no change in the proposed number of units or the percent impervious surface (61% on the plan vs 60% allowed). The development might have to scale back a bit to comply with larger front- and rear- setbacks but adding green space is beneficial.

Increasing the setback to 25 feet in the front would improve the aesthetics of the building, making it appear less imposing to the adjacent properties. An additional 10 ft of green space in the back would reduce noise and light pollution for the four properties on the project's northern border.

**SR-V2 means more green space biofilter**, which is crucial for this property!

The Strickers / Mendota Watershed Study Report (2022) shows 6610–6706 Old Sauk Rd fails to meet the City's targets for flood mitigation: 1) "No home or business will be flooded during the 100-year (1% chance event) design storm", and 2) "Enclosed depressions to be served to the 100-year (1% chance event) design storm". Even worse, this parcel and its downhill neighbors on E. Spyglass Ct and Old Sauk Rd are even at risk of flooding for 5- and 10-year storm events.

The Stone House Stormwater Management Report predicts post-development compliance with Ordinance 37.09(3)(c)5 maintaining the current volume of discharge to other private lands west of the parcel. Their models estimate 0.78% less discharge post-development vs pre-development for the 10-yr storm. But it's important to remember that models are subjective - with multiple reasonable possibilities for design and parameterization. The Stone House pre-development models classified all impervious areas as urban roofs and paved roads (CN=98). Had the impervious areas been classified as a gravel drive/parking area (CN=85) and

barn (CN=74), the existing peak runoff rates and discharge volumes would have been less. Similarly, the Stone House pre-development models classified pervious areas as “urban open space-good” (CN=61) and “agricultural woods-good” (CN=58). Had even a portion of the pervious space been classified as “brush-weed-grass with brush the major element-good” (CN=48) as depicted in tree report, the existing peak runoff rates and discharge volumes would have been less. A pre-development model was selected that favored Stone House, but it’s easy to see how different subjective land use settings could result in a “non-compliance” outcome.

**The key point is that the best outcome for stormwater management predicted for the Stone House project is to maintain the status quo of “a high risk of flooding” for the 10-yr storm.**

Sad. Adding more green space and trees on larger setbacks will help mitigate the problem. This is water-sensitive land that needs all the help you can offer.

The primary difference between urban and suburban neighborhoods is the building to greenspace ratio. We should be taking advantage of available greenspace and the aesthetics and ecosystem services plants and trees provide.

One guaranteed way to do that is to build with the larger setbacks and smaller maximum lot coverage of suburban zoning.

Please say no to urban zoning for Old Sauk Road.

Reasonable rezoning please!

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [Green, Rebecca](#)  
**To:** [Plan Commission Comments](#); [Madison Mayor](#); [Figueroa Cole, Yannette](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)  
**Cc:** [All Alders](#); [Stouder, Heather](#); [Fruhling, William](#); [Parks, Timothy](#)  
**Subject:** Opposition to Project Proposal for 6610-6706 Old Sauk Road  
**Date:** Wednesday, June 5, 2024 3:30:46 PM

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Dear Planning Commission, Mayor Rhodes-Conway, President Figueroa Cole and Chair Zellers,

I am writing to voice my strong opposition to the project proposal for 6610-6705 Old Sauk Road. Please file my comments with Legistar Nos. 82950, 82972, 82979 and 83477. My family has had a home across from the property for 44 years and thus has deep roots in the neighborhood and throughout the community. After significant community discourse, research, and discussion there are many points that we vehemently oppose this development plan based on. Some of these points are as follows.

- **Demolition is inappropriate** for this 170-year-old barn that is one of the few, if only, remaining examples of such a farm in Madison. The barn is an iconic image of what makes this area great – as exemplified by the images on Wisconsin's license plate. There are many examples of creative development in Madison where historic features and buildings, whether actually designated historic or simply considered part of our unique heritage, have been incorporated into new developments. Maintaining these historic features and buildings needs to be a consideration for this property.
- **Extremely inappropriate oversizing** is presented by the proposed structure which is way too large in comparison to surrounding houses in the neighborhood, with the proposed structure at approximately 425' long (longer than a football field), 40' high and with only a 30' setback from the curb of Old Sauk Rd. The proposal completely bypassed any consideration of smaller buildings (e.g., houses, townhouses, duplexes, triplexes, etc.) and went straight for a totally unacceptable, very large apartment building.
- **Completely uncharacteristic architectural style** is proposed in the plan in comparison to the surrounding homes up to one mile or more in all directions from the site. What is being proposed is not seamlessly integrated with the surrounding properties nor sustains aesthetic desirability compatible with the existing or intended characteristics of the area as defined and required in both the Comprehensive Plan and the Madison General Ordinances.
- **This location is inappropriate** for the proposed type of high-density apartments, with their excessively large # of new residents and vehicular traffic. Old Sauk Rd is only a two lane, minor arterial road. It is not a Principal arterial road, not on or close to the BRT corridor, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. This is a suburban residential area, there are no amenities close by, there are no amenities that can be walked to. Thus, apartment residents (potentially hundreds of people) would



largely be forced to drive cars which would significantly add to traffic, safety, and noise problems.

- **Recreational facility proposed presents major nuisance and drainage issues** with its swimming pool, courts, and other facilities. The facilities mean significantly more ground would be covered in concrete (i.e., destroying greenspace) and the need to manage pool water drainage, both of which create stormwater issues. The facility's area lighting and noise generated by users would be a significant nuisance to surrounding neighbors. Currently the area is beautiful with its dark night sky which would be impacted by the facility lighting. The noise and facility usage would be hard to manage and rules for use difficult to enforce. This would highly disrupt the wellbeing of the surrounding neighborhood, as the property is currently largely wooded, quiet, and peaceful. It is unclear why the recreational facility is even being proposed given that such facilities are not a common part of developments.
- **Conflicts with conservation and environmental goals** are created by the proposed development. Historically, the City of Madison has been built on a strong tradition of conservation. The city prides itself on recognizing the importance of urban canopy/green space. The city needs to consider the detrimental environmental effects of destroying this currently highly vegetated, green property by largely covering it in concrete with the new development. This type of “silent deforestation, de-greening” is not in keeping with Madison’s environmental goals.
- **Major stormwater issues** are potentially created by the proposed development. This site is in a flood prone area per the City Flood Risk Map that extends from Old Sauk Rd across this site to E Spyglass Ct to Pebble Beach Dr. Today the site has a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways, as well as a pool which would require further drainage.
- **Negative impacts on health and wellbeing** of existing residents would be caused by the proposed development, in favor of some future TBD residents that the city and developers are attempting to lure. The development would be destroying a prime example of what makes Madison beautiful and special, in this case a uniquely picturesque and historic property with its 170-year-old farm/barn, to build comparatively generic high-density development that will significantly detract from the character, beauty, safety, and wellbeing of the neighborhood.

Please actively listen to the residents who are in opposition to this proposal. We are long-term residents of the City of Madison and deserve that the City respectfully incorporates our input into the city planning process, rather than fast-tracking ill-conceived, obnoxiously oversized development.

Sincerely,

Rebecca Green

Current resident of District 13

Previous resident & Friend of Old Sauk District 19

**From:** [jawnorman@gmail.com](mailto:jawnorman@gmail.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Reference: 6610-6706 Old Sauk Rd, 82950, 82972, 82979 and 83477  
**Date:** Wednesday, June 5, 2024 1:54:08 PM

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Continued Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

Continued from Initial Comments on March 31 and June 1, 2024

By John M. Norman. [jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)

As an Emeritus Professor of Soil Science, I have access to much expertise in soils. I contacted a soil chemist, who has first-hand experience with a stormwater infiltration basin at Costco in Middleton failing because of inadequate design. We discussed the underground storage basin design and potential problems. A well-known problem in soils, which appears to be lesser known among stormwater engineers, is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on city streets and sidewalks as well as private sidewalks, driveways, and parking lots. When this salt gets into the storage basins and percolates into the soil below the basin, it percolates with the water, but the sodium attaches to the soil while the chloride is free to move, resulting in what is known as a saline-sodic soil. As more salt-laden drainage occurs the chloride moves with the water, but the sodium stays in the soil and slowly disperses the soil as the concentration increases, drastically reducing the infiltration rate to perhaps less than 0.01 inches/hour. This kind of soil is referred to as a sodic soil. This typically happens after the first winter-spring cycle after dealing with snow and ice using deicer, as it did in Middleton Costco. Both underground basins are designed to get runoff from parking lot and sidewalk areas that must be salted during the winter for safety reasons, and dissolved salt is exceedingly difficult and very expensive to remove from water even by filters. If salt is used on the parking lot, driveway and sidewalk areas during winter, the basin infiltration rates are virtually guaranteed to fail—the only question is “When”. The only way to avoid this problem is to not use salt (sodium chloride) in winter. If this decision is made, and it will cause more expensive maintenance than normal salt, how will the owners be certain that cheaper normal deicing salt is never used. Private applicators often use excess salt to avoid liability issues. Frequently this sealing of soils begins to occur after the first winter-spring cycle and becomes increasingly worse as time goes on. Any run-on of water to the site from salted city streets and sidewalks will further decrease the soil infiltration rates. Thus, this problem can be even more serious with surface storage and infiltration basins, such as the infiltration basin on the west end of the development. Clearly from design topographic maps, street runoff-water can enter the infiltration basin on the west side of the development,

which overflows to adjacent property, and thus this basin is likely to undergo a similar sodic condition reducing the infiltration rates to unacceptably low levels. Although the city of Madison has seriously reduced salt use on streets, collector streets like Old Sauk Road can receive salt applications before and during winter precipitation events. Another problem with the development of sodic soils is that it is difficult to determine if an infiltration basin is salting up until it disperses and then it is too late. There is no way to test the underground basins or infiltration dry pond before or during construction. Once a storage basin disperses and the infiltration decreases drastically, the most common fix is to replace all the soil in the basin; this works for surface storage and infiltration dry ponds, until the next accumulation of sodium, but not for under-ground basins. For the underground storage and infiltration basins, replacing soil beneath them is likely too costly and thus probably would never be done.

I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for the underground basins as well as infiltration from pervious areas, is also very likely to fail. This failure of an infiltration-basin design has already happened in the Madison area, and not knowing about a common phenomenon can be exceedingly costly. Such an infiltration failure would make it impossible for this proposed design to meet current runoff requirements.

Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life, perhaps a year or two; then the developer who is responsible is no longer involved and the cost of repair will be borne by those who had no responsibility for the faulty design and construction in the first place. Further, the storage basins are likely to be unrepairable because of their inaccessibility.

I request that the Plan Commission and Common Council defer action on the demolition permit, rezoning and conditional use until such time as a workable storm water plan can be created or an alternative building design can be developed that decreases the impervious area using a different approach to storm water management.

John Norman

Position Against  
Proposed Stone House Development of the  
Pierstorff Farm, 6610-6706 Old Sauk Road  
Mike and Lynn Green  
44 Year Residents at 6709 Old Sauk Rd, Opposite the Proposed Development  
5 June 2024

We are firmly against this Proposal as it stands. We are not against change, development, some increase in density, residents of any ethnicity/race or economic status, or proper use. This Proposal has major deficiencies that are technical, that include overbearing size, and that are inappropriate in use as described below.

Originally, Stone House Development (SHD) showed an interest in community/neighborhood feedback. That feedback has consistently been negative. As planning and development progressed, mutual interaction with SHD faded and that with City Planning was most disheartening both for this project and, so far, for the evolving West Side Plan. The developer is out to make money while following the City's lead. As to the latter, there is a stark difference between present City policies and those of past administrations regarding the evolution of Madison. Previously, Madison housing had bottom-up, neighborhood/community driven policies; now that is reversed with top-down policy that marginalizes local involvement. Rationale for current policy is overly weighted, to dominated, by a projected massive influx of new residents over the next few decades; that will come at the expense of current residents with differing values, vision, and preferred use. But, this is a topic in its own right that is being developed elsewhere [Ref 1]. The fundamental point is that there should be a mutual discussion of these values, and not a monolog on our part that is unheard by the City, before a massive, and yet another, rental-only apartment complex is built.

Specifics of Opposition – There are many issues of which these are the most significant.

- **STORMWATER MITIGATION** – Homes immediately to the north, and downhill from the proposed development suffered damage from the “1000 year” rainfall in August 2018; and that was from farmland that could absorb water. This situation will likely/possibly get worse either from climate change or that the real Recurrence Interval for similar storms is actually much less than 1000 years. The problem gets even worse when the site becomes 60% impervious because of construction. These north-border residents have vivid recollections of flooding damage, the heightened likelihood of worsened conditions, and thus major concern for the proposed development.
- **MASSING** – LMR land use permits 3 stories and 30 dwelling units per acre (du/ac). This development is 3 stories and 36 du/ac which would require escalation for “special conditions”. First, the escalation increases capacity/density by roughly 20%, which is to say, areal coverage by the same amount. But, not allowing that escalation reduces the building footprint which has two beneficial effects. The first effect is to reduce the storm water problem (above) and the second enables further increasing setback(s) for an already offensive structure.
  - The developer shows what are taken to be “comparables” in the area [Ref 2] but does not

show them juxtaposed with the proposed development. Some of these (not cherry-picked) comparables are shown side-by-side in [Ref 3] with comparison to neighborhood housing and a nearby apartment complex.

- Starting with the comparison most favorable to the developer, the nearby Settlers Woods apartments, one observes a much shorter extent along Old Sauk Road (roughly 100 ft vs 400 ft) and shorter height. But, the most noticeable difference is the setback from the curb: roughly 87 ft vs 37 ft which is to say the “apparent” height of the new development is more than twice that of its nearest “comparable” besides being 4 times longer.
  - Comparison (height and frontal length) of the new development to its surrounding [houses in Ref 3] highlights how incongruous this structure actually is; and in the length comparison bear in mind that the apartment is an unbroken, continuous “wall”.
  - The Comprehensive Plan states “... newly developing LMR areas should be seamlessly integrated with surrounding development” with which the Plan Commission is supposed to be consistent. A reasonable comparison of this development to its surroundings shows it is neither seamless or integrated, either in height or frontal extent. This development is literally and figuratively “in your face”. On this single, basis alone this proposal should be rejected. Subjectively, it is appalling.
- USE – Whereas much is made of the “housing crisis”, there is an acknowledged crisis-within-a-crisis in terms of housing alternative to rental, apartment-only construction. This alternative, “Missing Middle” housing offers occupant ownership with several benefits. Renting means landlord control. Rental rate increases are the highest in the country [Ref 4]. Skyrocketing rental rates increase owner profits ... indefinitely. Rentals are already 60% of Madison housing; substantially increasing to more and more apartments from influx exacerbates all of these negatives. It does not appear to be providing, nor is it likely to provide “affordable housing”. Non-rental, Missing Middle housing is the needed alternative which must be enabled. Further, and more importantly for the community, ownership provides investment not just financially but also in the neighborhood. Owners are likely to be longer-term residents with families who participate in local, civic activities, send their kids to local schools, and become active and vibrant neighbors that thrive and grow in this housing type. Present understanding is that the Stone House apartment proposal is neither family-oriented nor affordable (especially to families).

*City Leveraging* – There is another problem at play as well, and that is the City leveraging its position on Old Sauk Road (OSR). This is a two lane road with few crosswalks (three now, it used to be only one at Crestwood School) in the 1.2 mile stretch between Old Middleton Road and Gammon Road. It is a very busy road, with often speeding traffic (passing over the center line or in the parking lane) and scant speed enforcement that, to a resident on OSR, is already at capacity. The SHD proposal will double to triple the number of dwelling units in that stretch of road. Further, the City with its Proactive Zoning philosophy has aspirations to build more higher density units just east of here. All of this is just “piling-on” (leveraging), by the City, to a saturated corridor.

*Timing* – These comments come ahead of the Plan Commission’s Public Review of the SHD Proposal on 10 June. That Review will cover Re-zoning and Conditional Uses but the Staff

Report covering the “specific standards” against which the Proposal will be judged are not available until noon on Friday, 7 June. As a result, comments, above are necessarily incomplete as not only the “specific standards” but the parameters to be judged are not yet spelled out or available. Further, and worst of all, is that there are only a few days over the weekend for citizens to read over the objective details of the Proposal before the Public Review. This simply is grossly unfair to the public reviewers.

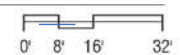
Finally, review, and possible passage of the SHD come at a time when other, relevant and possibly consequential meetings are occurring. One such is the series of the Housing Strategy Subcommittee which, in part, is looking into timely solutions for Missing Middle housing; it is believed that results from that study should be released this summer. Additionally, there is the ongoing and maturing West Area Plan meetings and drafts. The property addressed in the Proposal is in the West Area and would, or should, be subject to its recommendations. Both of these series concern getting-it-right where new development is concerned. The City’s development polices should reflect, and give substantial weight to, these ongoing studies in lieu of maximizing apartment construction (present form of densification).

#### References

- [1a] March 8, 2024 [Fanlund, Cap Times] [“City hall is taking aim at Madison homeowners' neighborhoods”](#)
- [1b] March 16, 2024 [Soglin, Cap Times] [“Madison zoning plan stinks, and so does its implementation”](#)
- [1c] March 25, 2024 [Fanlund, Cap Times] [“Does zoning furor suggest Madison is becoming two cities?”](#)
- [1d] March 29, 2024 [Soglin, Cap Times] [“Zoning proposals would erode Madison's sense of place”](#)
- [1e] April 1, 2024 [Fanlund, Cap Times] [“Historian Mollenhoff laments power shift to Madison planners”](#)
- [1f] May 24, 2024 [Fanlund, Cap Times] [“The common narrative around Madison rezoning is misleading”](#)
- [2] Pg 18, [Project Plans, #3, Legistar 82972 Version 1](#)
- [3] See side-by-side comparisons (attached)
- [4] March 28, 2023 [Channel 3] [“Madison year-over-year rent increases are the highest in the country, study finds”](#)



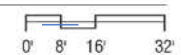
2 SOUTH ELEVATION  
A201  
1/16" = 1'-0"







2 SOUTH ELEVATION  
1/16" = 1'-0"

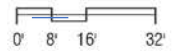








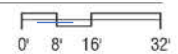
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A201 1/16" = 1'-0"







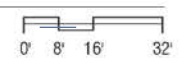
2 SOUTH ELEVATION  
A201  
1/16" = 1'-0"







2 SOUTH ELEVATION  
 1/16" = 1'-0"







# Wyndemere Condominiums



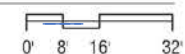
2 SOUTH ELEVATION  
1/16" = 1'-0"

# Wyndemere Condominiums





2 SOUTH ELEVATION  
1/16" = 1'-0"





**From:** [Diane Sorensen](#)  
**To:** [Madison Mayor](#); [Figueroa Cole, Yannette](#)  
**Cc:** [All Alders](#); [Ledell Zellers](#); [Plan Commission Comments](#); [Fruhling, William](#); [Parks, Timothy](#)  
**Subject:** Petitions Opposing Stone House proposal for 6610 -6706 Old Sauk Road.  
**Date:** Tuesday, June 4, 2024 4:24:58 PM

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Dear Mayor Rhodes-Conway, President Figueroa Cole and Chair Zellers,

We are attaching 2 petitions that state the opposition of District 19 residents to the Stone House development proposed for 6610-6706 Old Sauk Road. We ask that these petitions be filed in Legistar Nos. 82950, 82972, 82979 and 83477. We also request that the city record a letter or comment opposing this development for each co-petitioner. There are 259 co-petitioners on the first Petition which registers opposition to the 4 story, 180 unit Stone House proposal presented to the public on October 24, 2023. There are 261 co-petitioners on the second Petition which registers opposition to the 3 story, 138 unit Stone House proposal presented to the public on March 13, 2024.

Together these petitions show that opposition to this development is constant and widespread. The reason for this citizen outcry is that the proposed apartment building bears no relationship to its surroundings. This is not the "seamless integration" that the Comprehensive Plan requires for infill development. Instead of enhancing the surrounding neighborhoods, or even just quietly settling in, this giant mass is so out of place that it dominates even the nearby apartment buildings because it is so many times larger than those buildings. Its huge footprint means concrete up and down the street. With its TR-U2, urban high density zoning, its mass can cover 80% of the site. With its 425 foot length, it's the size of many strip malls and just as uninviting. If built, it would create irreparable harm as a result of its design failure to manage storm water drainage, its inability to contain light and noise pollution, its invasion of privacy, particularly for north side residents, the inevitable traffic and parking congestion and its dissonance with everything around it.

We do not oppose reasonable development and a reasonable increase in density. Our neighborhoods hold a great mix of housing, from single family to duplexes, to condos to apartment buildings. They coexist happily because they maintain swaths of trees and green between structures, have similar setbacks from the road, and complimentary heights and lengths. We welcome more such development. We oppose the massive, high density development proposed by the Stone House Development team.

Sincerely,  
On behalf of all petitioners,  
Diane Sorensen and Mike Green .

[Preview attachment 20240604 Petition.pdf20240604 Petition.pdf115 KB](#)

[Preview attachment 20240506 Petition.pdf20240506 Petition.pdf75 KB](#)

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.



Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, Wi 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmann	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

**From:** [Chuck Nahn](#)  
**To:** [Fries, Gregory](#); [Schmidt, Janet](#); [Troester, Timothy](#)  
**Cc:** [jeff.western](#); [Mary Umbeck](#); [tjburns@hotmail.com](#); [Guequierre, John](#); [Hstrouder@cityofmadison.com](#); [Parks, Timothy](#); [Wolfe, James](#); [William S. Cole](#); [cnelson@axley.com](#); [jmnorman@wisc.edu](#); [Plan Commission Comments](#)  
**Subject:** Stormwater Review of Wyser Stormwater plan May 24, 2024  
**Date:** Tuesday, June 4, 2024 4:38:37 PM  
**Attachments:** [nahnandassociatesEngineering Review Comments.pdf](#)

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

Greg,  
Enclosed are my stormwater review comments regarding the May 24 revision to the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments submitted by Wyser.  
Please add these to public comments for consideration at the Planning Commission meeting next Monday June 10, 2024.  
Thanks, Greg.

--

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

## Engineering Review Comments

### Wyser Stormwater Plan and Stormwater Management Report

Dated: May 24, 2024 received May 28

Note: These review comments include a review of the Wyser Cover Letter dated May 24, 2024, Greg Fries Engineering Comments dated May 31, and J. Norman review comments.

**Overall Stormwater Review-** My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. Based on the latest submittal by Wyser, serious concerns remain over the underground infiltration tanks infiltration rates, Upflo filters water quality removal rates, unintended detention storage requirements and underground tank low-flow outlet pipe elevations. Please note that the density of this development directly determines the stormwater runoff issues in terms of increased paved area. Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners. The questionable design infiltration rates, as described below, also directly affect the runoff rate, water quality and infiltration site requirements needed to meet City ordinance- Chapter 37.

### **Specific Review Comments-1. Design Infiltration Rate for Underground Tank #1, #2 and Infiltration Basin-**

**a. Underground Tank #1-** Wyser has obtained two new borings extending Test Pits 9 and 10 to 25 ' below the existing surface and 7.8' -8' below the native soil interface for Underground Tank #1 at 1013. These extended borings show similar results of Fine Sand (FS) texture with Silt Seams resulting in a .13-.5 in/hr. hydraulic application rate as original Test Pit #8. **All three of these test pits/borings show a similar soil texture of Fine Sand with Silt Seams 5 feet below the native soil interface.** Wyser proposes to increase the infiltration rate to .5 inches/hour by mixing the fine sand and silt seams to 5 feet below the native soil interface. Dr. Normans comments indicate this will not work but even if it did work, there would still be 2.8'-3' below the 5 ft depths with the undisturbed fine sand with silt seams that would be limiting infiltration. They should mix soils at least to 7.8' to 8' which raises the question of what is below the mixed layer that would further limit infiltration below the boring depths of 25 feet. **Recommendation- Use minimum Infiltration rate of .13 in/hr. given the tremendous uncertainties regarding infiltration performance for Underground Tank #1. Relocate Underground Tank #1 in an area more suitable for infiltration with S or VGRSL as soil texture 5 feet below native sand interface.**



**b. Underground Tank #2-** Wyser uses Test Pits 13 and 7 to get an average Design infiltration rate of 1.06 inch/hour. Both test pits do extend 5 feet or more below the native soil interface of 1010.2. However, Test Pit #13 is similar to Test pits 8, 9 and 10 for Underground Tank #1 in that Fine Sand with Silt Seams is shown from 3.3 to 5.8 feet below the native soil interface. Similar comments for Test pit #1 (listed above) apply to this Test Pit in terms of questionable mixing of soils, soil compaction during construction, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for test pit 13 given the tremendous uncertainties regarding infiltration performance for Underground Tank #2.**

**c. Infiltration Basin** – Test pit #3 also has Fine sand with silt lean seams text 5 feet below the native soil interface. Similar comments for Test Pit #9 and #10 (listed above) apply to Test Pit #3 in terms of questionable mixing of soils, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for Test pit 3 given the tremendous uncertainties regarding infiltration performance for infiltration basin.**

**2. Infiltration Rate Correction Factors not used-**Table 4 of Technical Standard #1002 recommends correction factors if soil mitigation is not mitigated. This correction factor is to account for incidental compaction during construction. Wyser claims to mitigate soil compaction by mixing the 5 feet below the native soil interface to achieve a .5 inch/hour design infiltration rate and not apply a correction factor due to the soil compaction mitigation. Dr Norman comments have stated this mixing will not work in re-establishing infiltration and it is more likely that an impervious surface will be created at the native soil interface due to the soil properties. As noted above, the 5 feet mixing depth is not deep enough based on the latest soil borings. Even if the mixing worked, there will be significant compaction that will occur as they bring in the rock and concrete vault structure proposed above the native soil interface as noted in Dr. Normans review comments. **Recommendation- A correction factor specified in Table 4 of Tech Standard #1002, should be applied to the design infiltration rates of both underground tanks due to the tremendous uncertainties regarding infiltration performance. Please note that pre-development and post development stormwater flows are based on infiltration rates. If these rates change, the pre-development and post-development runoff rates will also change.**

**3. Elevation of Low flow outlet pipes from Underground Tank #1 and #2 and low flow discharge from tanks-** The Utility Plan on Page C300 shows Manhole #11 and Manholes #8 located very close to the end of underground Tank #1 and #2 but the underground tank details on Page C 401 do not show any low flow outlet pipe connection. The Underground Infiltration System #1 and #2 outlet does reference a “12” pipe from underground to Manhole” at 1020 elevation. If the design infiltration rates do not occur (see comments above), all stormwater below this elevation will remain trapped in the underground system with no possible discharge. **Recommendation- Change configuration of underground tanks so that the elevation of the low flow outlet pipe is closer to the native soil interface. Show 12” low flow pipe connection on detail drawing for Underground Tanks #1 and #2.**

Please note the Wyser Cover letter dated-Item 4, “Old Sauk Road Storm Sewer” b. states

*“Additionally, the underground infiltration facilities do not have discharge into the storm sewer through the 10-year storm event. There is no low flow event to pump from these basins.”*

Once again, based on this comment and as described above, all stormwater flows up to the 10-year event are entirely dependent on infiltration to discharge the accumulated stormwater in the underground tanks

below 1020 elevation. If infiltration fails or is decreased due to underground tank clogging, the underground tank will need to be dewatered to maintain them.

**4. Pre-Existing Detention-** Base on my earlier comments, no calculation or description in the stormwater report is provided to show how Wyser determined the pre-existing detention volume of 30,327 cubic feet or the on-site pre-post matching volume of 3027. The noted added to the report references Drawing D.1 in Appendix D which shows 100-year flow elevations (from the Brown and Caldwell report) ranging from 1018-1021 but does not show the existing ground elevations used to determine the depth of flooding. Measuring the “Volume Boundary” line (delineated in red) yields a surface area of 65,291 sq. feet which would give an average flooding depth of .46 feet to give the pre-existing detention volume of 30,327 cubic feet. The flooding depths appear to be deeper than .46 feet based on a preliminary review of existing topographic maps.

The Wyser Cover letter Item 2 “Pre-existing Detention” a. states:

*“The underground infiltration facilities and a small volume of the infiltration basin were used to meet the pre- to post-rate controls. The additional volume of the pre-existing detention volume was added to the infiltration basin volume to determine the total volume required for the basin.”*

The only stormwater for pre- and post-development on-site rate control used in the infiltration basin is for precipitation falling directly on the grassed surface which is the same as pre-development conditions. Stormwater runoff from the paved surfaces of the development causing the post-development rate increase is being diverted around the infiltration basin directly to the level spreader outfall. Since the on-site post development flows are being diverted, “a small volume of the infiltration basin” cannot be used for pre and post development matching. **Recommendation- Cut off the stormwater pipe diverting post-development flows around the infiltration basin to allow flow to enter infiltration basin on northern end.**

**5.Old Sauk Road Storm Sewer-**The Wyser cover letter states:

*“5. Old Sauk Road Storm Sewer  
a. Discharging into the Old Sauk Road storm sewer would take existing runoff flowing through the site and send it west to a different watershed.”*

Based on the enclosed storm sewer and flood maps from the Brown and Caldwell flood study, the watershed is the same- the Strikers watershed. Both the Old Sauk Road and East Spyglass Circle storm sewer pipes connect to the same pipe 150 ft. downstream. Both pipes and inlets also have the same level of 2% Flood Protection.

Discharging to Old Sauk road storm sewer would:

- provide a stable outlet,
- Prevent blockage of inlet grate at E. Spyglass Court with vegetation and debris and corresponding localized flooding
- eliminate the 40-foot-long level spreader weeper dam.

**6. Groundwater Mounding Potential-** Both the City of Madison and Wyser have commented that there is nothing in the City or State Stormwater Ordinance that requires a groundwater mounding analysis. Tech Standard #1002 Considerations 7. states

*“Consider conducting a groundwater mounding analysis to verify that the highest anticipated groundwater level does not approach the native soil interface. The infiltration rate into saturated soil in this case may be at or near zero. This standard requires that limiting layers within 5 feet below the native soil interface of an infiltration device be considered in the design infiltration rate. It is also possible for a limiting layer more than 5 feet below the native soil interface to affect an infiltration device where lateral movement is limited. Increased mounding height, and therefore the potential for increased infiltration device drawdown time, are more likely to occur under the following conditions: shallow depth to groundwater or limiting layer, increased infiltration device size, decreased device length/width ratio, the presence of low-hydraulic conductivity material, thin aquifer thickness, and shallow water table gradient. It is also appropriate to conduct a mounding analysis in locations where mounding may impact basements or adjacent property. Refer to [https://dnr.wisconsin.gov/topic/Stormwater/standards/gw\\_mounding.html](https://dnr.wisconsin.gov/topic/Stormwater/standards/gw_mounding.html) for mounding calculation guidance.”*

Groundwater mounding, as described above, is more likely to occur under the following conditions which may be present at this site:

- Increased infiltration device size,
- Decreased device length-width ratio,
- Presence of low-hydraulic conductivity material.

As described in my earlier comments, the basements to the North are 7 feet below the native soil interface and already flooding, Increased infiltration from the underground tanks may cause ground water mounding or divert additional groundwater to the north via a silt seam confining layer. The test pits show silt seams with permeability contrast at all three test pits 5 feet below the native soil interface.

**Recommendation- Wyser conduct a groundwater mounding analysis.**

**7. Water Quality and Infiltration Calculations (WinSLAMM)-** The WinSLAMM model could be modified as follows:

- a. **WinSLAMM**-The WinSLAMM model is using “biofiltration” to determine the TSS removal rates and infiltration from the Underground Tanks. It is questionable whether the water quality removal rates for biofiltration in WinSLAMM are similar to underground tanks due to the lack of surface vegetation, compacted soil interface layer and underground storage.
- b. **Storage Area Difference**-The storage area in the biofiltration cell WinSLAMM modeling are not the same as the underground tank storage for pre-to post-development rate control for:
  - Underground Tank #1-31600 c.f. which is higher than the 26,282 c.f. calculated for the runoff rate calculation (Hydrocad).
  - Underground Tank #2-18960 c.f. which is higher than the 14,999 c.f. calculated for the runoff rate calculation (Hydrocad)
- c. **Upflow Filter sump depth**- The sump depth in the detail drawing for Upflow filter shows a 2 ft sump depth but WinSlamm model shows 3-foot sump depth.
- d. **Provide WinSLAMM documentation on Cartridge Life**- The cartridge life should have a minimum life of one year. WinSLAMM output should be provided showing the cartridge life is one year at a minimum.

**8. Snow Storage**- Please add note that snow storage is not to occur at the green space along the northern and northeast property line.

**9. Maintenance of Underground Tanks**- Maintenance of the underground tanks are complicated and difficult because they are underground and difficult to access. Please add notes and make changes to construction plans:

- ADS Plus fabric is laid over top of the foundation stone and
- FLAMP (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap.
- Manholes should be located at each end of the Isolator Row Plus for JetVac access

Please add the following to the maintenance agreement

- Since inspection ports are not provided, confined space entry is required for maintenance.
- A StormTech Isolator Row Plus should initially be inspected immediately after completion of the site's construction.
- Once in normal service, a StormTech Isolator Row Plus should be inspected bi-annually until an understanding of the sites characteristics is developed.
- If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.
- JetVac maintenance is recommended utilizing a high-pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming.
- More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus.
- For JetVac maintenance cleaning use:
  - Fixed nozzles designed for culverts or large diameter pipe cleaning.
  - Rear facing jets with an effective spread of at least 45" (1143 mm)
  - maximum nozzle pressure of 2000 psi.

#### **10. Maintenance of Upflo Filters-** Add following to Maintenance agreement

Maintenance to include services outside and inside the vessel as follows:

##### **a. Maintenance outside the Up-Flo® vessel including:**

- removal of floatable and oils that have accumulated on the water surface and
- removal of sediment from the sump

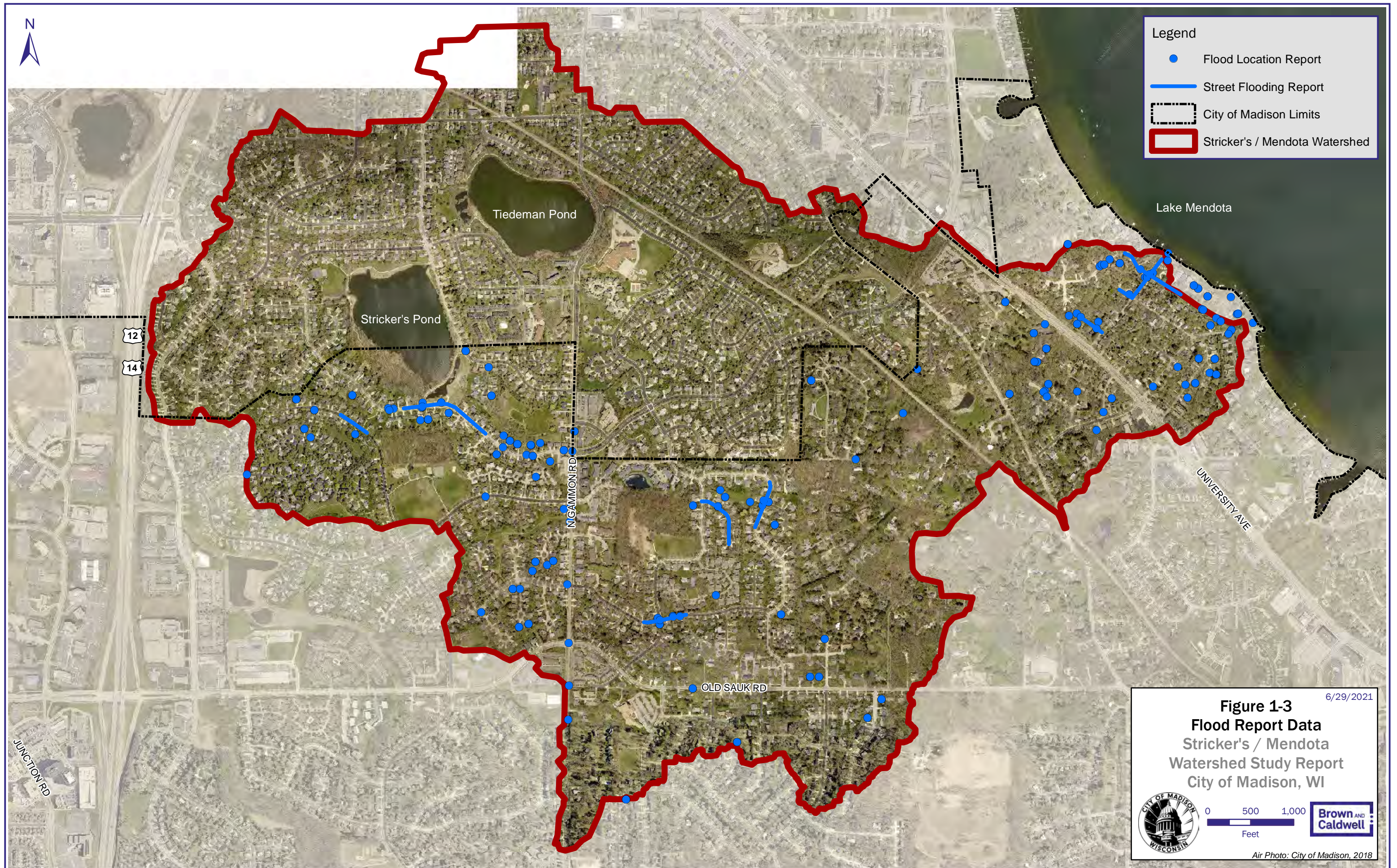
##### **b. Maintenance inside the vessel including:**

- removal and replacement of Media Bags, Flow Distribution Media and the Drain Down Filter.

##### **c. Maintenance requirements**

- The minimum required frequency for replacement of the Media Pack is annually.
- minimum required frequency for removal of accumulated sediment from the sump is dependent on the Up-Flo® Filter configuration.
- Whenever sediment depth in the sump is found to be greater than 16 inches, sediment removal is required.
- A vactor truck is required for removal of oils, water, sediment, and to completely pump out the vessel to allow for maintenance inside.
- Use only qualified trained service provider for maintenance inside the vessel- Nathan Minor at Drainage Doctors phone 608-576-2369 email:Nathan@drainagedoctors.com.
- A vactor truck is normally required for oil removal, removal of sediment from the sump, and replacement of the Media Packs and Drain Down Filter.
- In most cases, entry into the Up-Flo® Filter vessel is required for replacement of the Media Packs and Drain Down Filter.
- In the case of inspection and floatables removal, a vactor truck is not required.



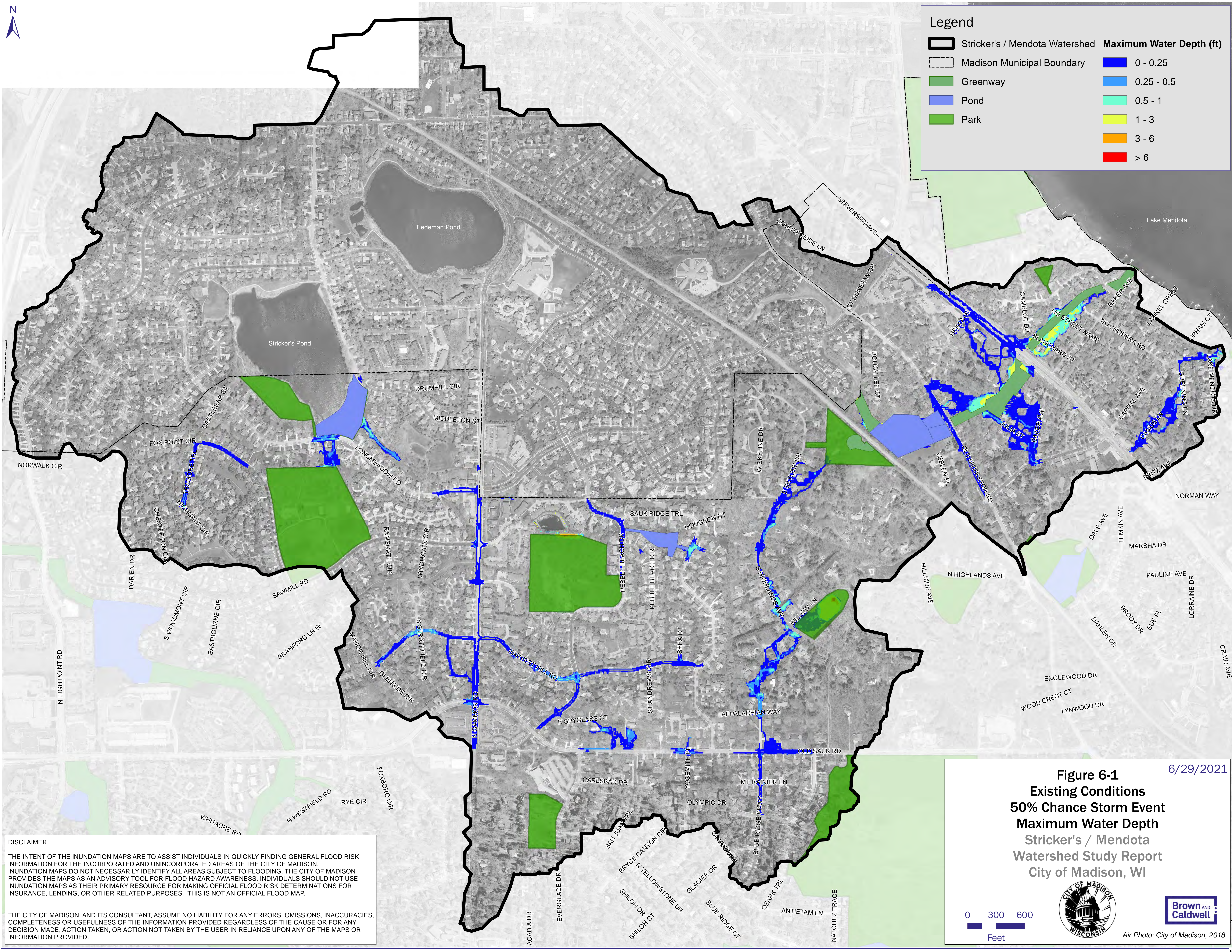




Path: M:\Madison, City of\153393 Strickers Mendota Watershed Study\GIS\MXDs\ExCondReportFigures\Fig2-2 DrainageSystem.mxd







Legend

Stricker's / Mendota Watershed

Madison Municipal Boundary

Greenway

Pond

Park

Maximum Water Depth (ft)

0 - 0.25

0.25 - 0.5

0.5 - 1

1 - 3

3 - 6

> 6

DISCLAIMER

THE INTENT OF THE INUNDATION MAPS ARE TO ASSIST INDIVIDUALS IN QUICKLY FINDING GENERAL FLOOD RISK INFORMATION FOR THE INCORPORATED AND UNINCORPORATED AREAS OF THE CITY OF MADISON. INUNDATION MAPS DO NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. THE CITY OF MADISON PROVIDES THE MAPS AS AN ADVISORY TOOL FOR FLOOD HAZARD AWARENESS. INDIVIDUALS SHOULD NOT USE INUNDATION MAPS AS THEIR PRIMARY RESOURCE FOR MAKING OFFICIAL FLOOD RISK DETERMINATIONS FOR INSURANCE, LENDING, OR OTHER RELATED PURPOSES. THIS IS NOT AN OFFICIAL FLOOD MAP.

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Figure 6-1

Existing Conditions

50% Chance Storm Event

Maximum Water Depth

Stricker's / Mendota

Watershed Study Report

City of Madison, WI

0300600

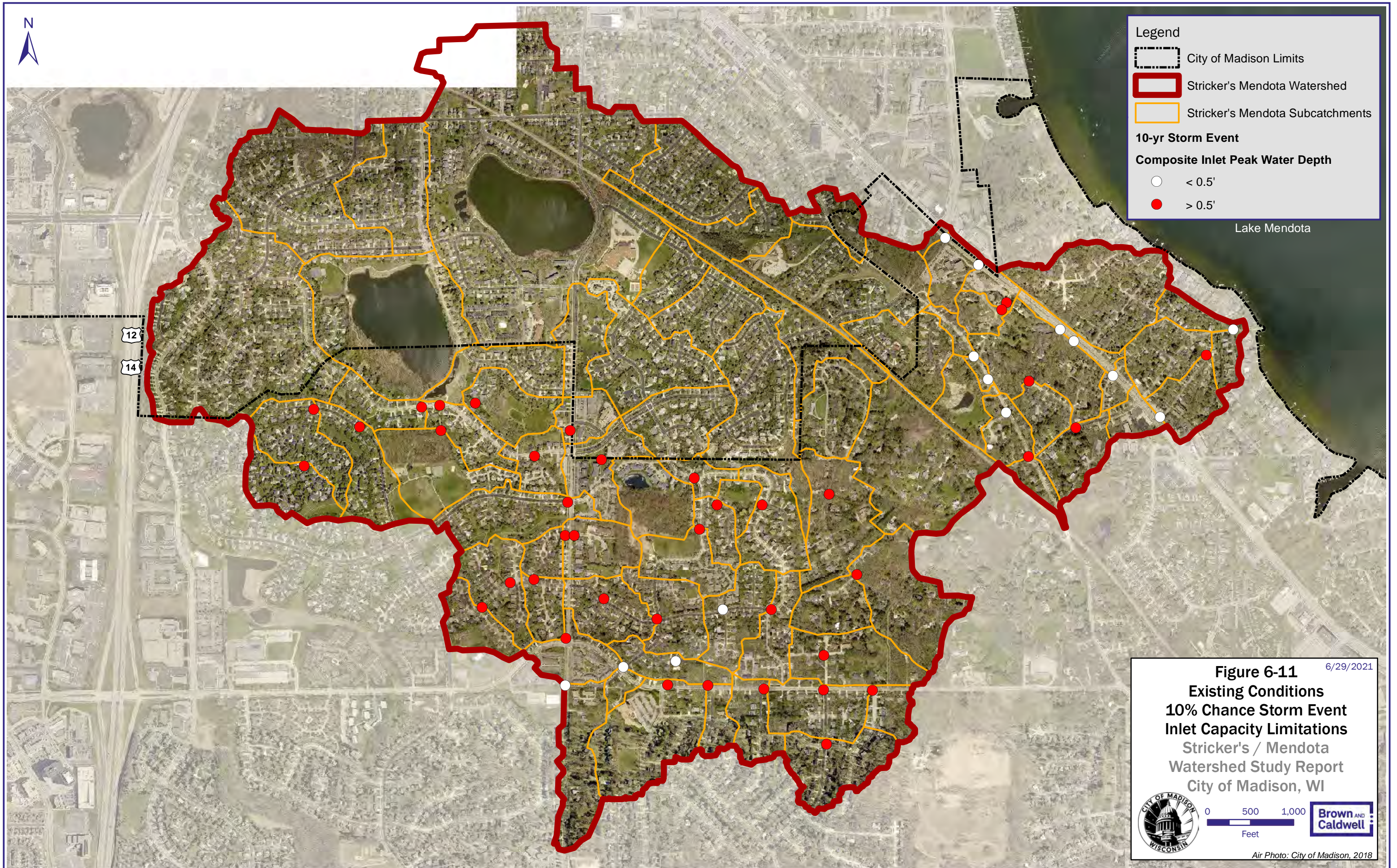
Feet

6/29/2021

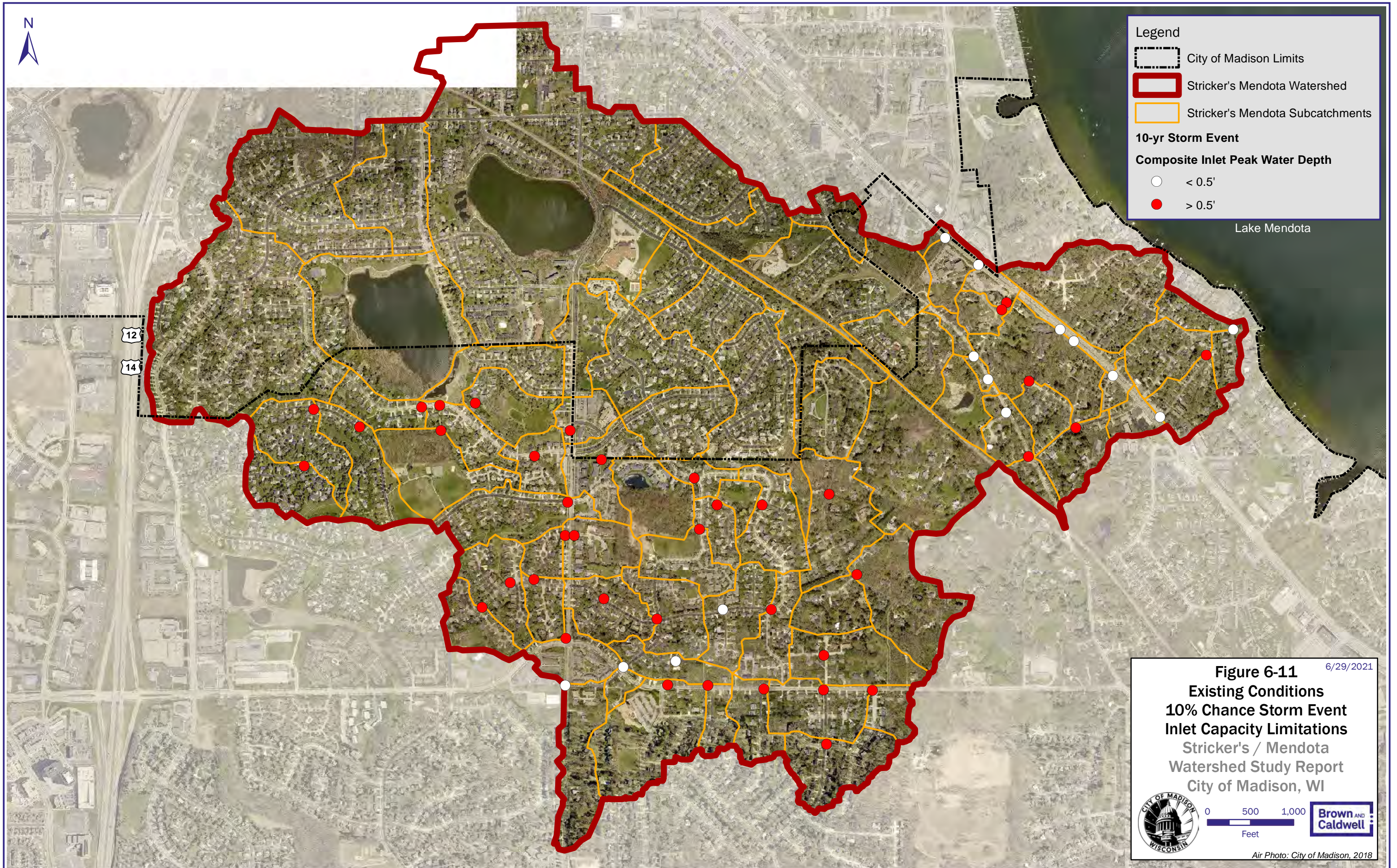
Air Photo: City of Madison, 2018

Path: M:\Madison, City of\353993 Strickers Mendota Watershed Study\GIS\MMDS\EC\CondReport\Figures\Fig6-1-Inundation\Existing21r.mxd











**From:** [Zellers, Benjamin](#)  
**To:** [José J Madera](#); [Guequierre, John](#)  
**Cc:** [KIM SANTIAGO](#); [Plan Commission Comments](#)  
**Subject:** RE: Opposition to Stone House Development and Rezoning of St Thomas Aquinas parcel  
**Date:** Monday, June 3, 2024 9:15:56 AM

---

Hello Jose –

I have CC'd the Plan Commission comments email to include your comments for the PC on the Stonehouse proposal. That is the place to direct comments for projects in front of the Commission.

We have not heard of any rezoning or development proposal for the St. Thomas Aquinas property. If you have any information on that please pass it along. Thank you,

- Ben

**Ben Zellers, AICP, CNU-A**

City of Madison Planning Division  
608-266-4866

---

**From:** José J Madera <jjmaderawi@gmail.com>  
**Sent:** Friday, May 31, 2024 10:06 PM  
**To:** Zellers, Benjamin <BZellers@cityofmadison.com>; Guequierre, John <district19@cityofmadison.com>  
**Cc:** KIM SANTIAGO <kimsantiago@yahoo.com>  
**Subject:** Opposition to Stone House Development and Rezoning of St Thomas Aquinas parcel

Some people who received this message don't often get email from [jjmaderawi@gmail.com](mailto:jjmaderawi@gmail.com). [Learn why this is important](#)

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Dear Ben Zellers,

This message is intended to share and express my strongest opposition to the proposed development by Stone House Development filed for the Pierstorff parcels, 6610- 6706 Old Sauk Road, for a 3 story, 138 unit apartment building.

We are also strongly opposed to the rezoning of the St Thomas Aquinas parcels that will allow the construction of a 5 story, 90/unit per acre apartment building without much of neighborhood input.

My wife, Kim Santiago, and I, have been residents of 6901 Old Sauk Court for over 20 years. The addition of these monstrous apartment buildings will directly and negatively affect not just our quality of life, but that of the entire neighborhood E to W, in and

around Old Sauk Road. Heavier traffic, higher vehicle density, increased use of neighborhood streets parking, noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to removal of trees and vegetation causing flooding events, increased danger to commuting area bikers are some of the unwanted, critical and imminent negative effects of these potential developments.

We want our opposition to these two proposals to be recorded in the upcoming Plan Commission and City Council meetings. They are completely out of scale with the Old Sauk Road neighborhood and undoubtedly, will become the most ugly and unwanted eyesores in our community.

Respectfully submitted,

José J Madera  
Kim Santiago de Madera  
7901 Old Sauk Court  
Madison WI 53717  
(608) 833-5251

**From:** [Jane Boryc](#)  
**To:** [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)  
**Cc:** [Guequierre, John](#); [Plan Commission Comments](#); [hfruhling@cityofmadison.com](mailto:hfruhling@cityofmadison.com); [Parks, Timothy](#)  
**Subject:** Stone House permit application for demolition and reasoning  
**Date:** Monday, June 3, 2024 3:55:25 PM

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We are writing in response to the permit to demolish ( Legistar # 82950) that has been filed by Stone House Development, as well as the certified survey map ( Legis.#82979).

While we support reasonable , common sense development of the Old Sauk parcels, we vehemently oppose the high density, rental proposal by Stone House.

We have received a few dissertations from our present alderperson and others throughout the city which attempt to explain the the lack of “missing middle “ and affordable housing in our area and throughout Madison, which we realize is a valid issue. During the zoom sessions, we have been told that SHD is interested in addressing these housing issues and providing family housing. However, their proposal seriously fails to do this. Stone House Development building is a high density building being built on a minor arterial road, with 66% of apartments being studio and 1 bedroom units, 31% two bedrooms, and 3% three bedrooms- hardly family housing!

Again, on May 28, we attended yet another zoom meeting about the West Area Draft plan which addressed land use, zoning. At this meeting, we were told by Colin Punt that the Plan encourages the use of middle housing (duplexes, small apartment buildings, townhouses, triplexes, etc.) that fit into the surrounding residential areas, and they encourage a wider mix of apartment unit sizes. This hardly seems to be the case with the Stone House Development. Then, later, in the same meeting, when questioned about why developers aren’t encouraged strongly to build these “middle housing” units, Mr. Ben Zellers explained how the land near the center of the city is more valuable to developers (more profit) and, if the city were to so strongly encourage them to build these type of units ( by not approving the high density buildings that are more profitable to developers and asking them to reevaluate their design plans),the developers would not reevaluate their plans and would simply say “no thanks” and walk away . So, it only leaves one to believe that the city is catering to the developers when they come into a residential neighborhood such as we have right now by approving high density buildings and the zoning changes needed. There is little regard to what these areas in Madison need as far as family housing that fits into the existing areas, little regard for integration and harmony with the residential neighborhood that already exists on Old Sauk Road. As Alderperson Guiquierre expressed in his May 12, 2024 writing , “there are no tools available at this moment to encourage “missing middle housing” since the Common Council has prioritized limited funds for subsidized rental housing on major thoroughfares with public transit and where there are support services for residents.” It leads one to believe that, instead of being concerned about their present citizens, they are only concerned about those projected to be coming.

Also, we would like to object to the traffic study which was conducted for this application by the Stone House Development. This study only considered the traffic and its effects generated at Gammon Rd./Old Sauk, San Juan Trail/ Old Sauk, and Old Middleton/ Old Sauk Rd. No traffic impact was considered from the immediately surrounding streets - Pebble Beach Dr., Yosemite Place, Sauk Ridge Trail, Blue Ridge Parkway, Ozark Trail. The survey also was conducted outside the peak arrival and dismissal times of Crestwood School (approximately 7:25-7:35, 2:30-2:40) when there is major traffic and congestion on Old Sauk. There are significant concerns by the citizens in this area for the increased traffic volume, increased speeds, safety of children, lack of sidewalks, few crossing areas, increased street parking that will be created by this high density development.

In conclusion, we are vehemently opposed to the building of this high density, 3 story building (6610-6706 Old Sauk Road), as it stands at this point, as well as the approval of the permits that has been filed.

Sincerely,  
Jane and Bernie Boryc  
841 Sauk Ridge Trail  
Madison, WI

(35 year residents of Stonefield Ridge)

Sent from my iPad

**From:** [Parks, Timothy](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road  
**Date:** Saturday, June 1, 2024 6:05:03 AM

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**From:** jawnorman@gmail.com <jawnorman@gmail.com>  
**Sent:** Friday, May 31, 2024 5:30 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

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Dear Mr. Parks,

Below are my comments on the 6610 Old Sauk Road development plans and responses to rezoning, demolition and conditional use activities of the Planning Division.

Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

By John M. Norman. [jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)

I will introduce myself because I want to comment on the Stone House Development design for storm-water handling. I am an Emeritus Professor from UW-Madison in the Department of Soil Science, Department of Atmospheric and Oceanic Science, and the Institute for Environmental Studies who has researched and published on precipitation, drainage, runoff, and infiltration by creating computer models, developing new instrumentation, and making field measurements. I created the Thermal Urban Runoff Model (TURM), which was used by Dane County for developments near trout streams. I am an experienced research scientist in soil physics and hydrology, not a professional engineer, but I do understand the difference between designing to a legal specification and good judgment.

Executive Summary of Comments:

I have studied the online stormwater plans for this development, particularly the expected infiltration below two large underground storage basins that appear critical to a successful plan. In summary, I conclude that these basins will not perform as designed, will certainly fail to accommodate a 200-year, 24-hour storm, and will fail within some relatively short period of time after its installation, depending on the rainfall patterns. Therefore, this project as it is proposed will not meet Madison's storm water regulations. I request that the Plan Commission and Common Council defer action on the demolition permit, rezoning and conditional

use until such time as a workable storm water plan can be created or an alternative building design can be developed that decreases the impervious area and allows for a different approach to storm water management.

#### Detailed Comments

Proposing to convert a 3.7-acre residential property of mostly mature urban forest of 13% impervious (87% pervious) area with very low runoff into 80% impervious (20% pervious) urban high-density housing with very high storm-water runoff potential in a generally poorly drained residential area, requires a very high standard of justification to be ethical. A creative and complex design has been proposed, but based on the description online and my understanding of soil physics, I think this proposed plan will fail.

Two large underground storage basins and their infiltration properties are key to this plan, and according to the diagrams online, they hold less than half of the potential rainfall from a 200 year, 7.53" storm in 24 hours. In the plan the basins are to infiltrate their water into the soil beneath the basin floor. However, both infiltration basins are underlain by a subsoil that contains layers of finer and coarser textured material, which is not uncommon with soils in southern Wisconsin. Such soils are known to be exceedingly unpredictable in their drainage characteristics because the layering can vary widely in depth, thickness, slope, texture, and horizontal extent; furthermore, they tend to impede drainage, and can enhance lateral flow or even contain perched water tables. In this instance, based on bore holes and an excavation, the infiltration rate in the undisturbed soil is inadequate to meet regulations. Therefore, the designers intend to adjust this limitation by excavating five feet of soil from just beneath the basin floor, mix the soil to remove the existing layering, and replace the mixed soil back into the five-foot depth. Apparently, the designers have assigned the infiltration rate of the coarsest component to this mixture (0.5"/hour), which makes no sense at all to me. The texture-based infiltration properties are for undisturbed soils and generally have little to do with hydraulic properties of soils that are removed, mixed, and replaced. The final properties of this mixture are completely unknown and depends on the textures and what has been done to this mixture. Even if the mixed soil is not compacted, which seems impossible with this installation, percolating water through this mixture will result in a sorting of particle sizes with larger particles moving faster until they encounter resistance, then smaller particles will fill spaces between larger particles, etc., eventually causing the system to have an unpredictably low drainage rate, certainly less than the coarse-texture component.

After the mixed soil is returned to constitute the basin floor of the larger underground basin, a formidable structure of concrete and rock, perhaps weighing more than 400 tons, must be constructed to store the water and provide support for a parking lot above the underground storage basin. Then, apparently some 700 tons of

rock will be added to the basin to fill it about half its volume. How this can be accomplished without seriously compacting the floor of the underground storage basin is unknown to me. Just the presence of these rocks themselves will reduce the infiltrating surface by at least 50%-70%, changing the “effective infiltration” rate for the whole basin floor to 1/3 to 1/2 the 0.5”/hour, which will make this plan fail. Compacting a recently mixed soil is an excellent way to make an impervious surface. The second underground storage basin is similarly constructed even though it appears on a slightly more permeable soil. As a result, both basins will not meet the infiltration requirements of the design plan, because the assumed design infiltration into the floor of these underground storage basins (0.5 and 1.06 inches per hour) is seriously over estimated. I suggest that the only way to know if these underground storage basins will infiltrate at the rate the designers ASSUME is to build it, fill it up with water, and measure the infiltration rate. Once these basins are filled with rock, and the rock must be in place to reproduce final conditions because they reduce infiltration, I contend this is the only way to test this system. Spot infiltration measurements before rocks are installed is not appropriate for testing a 4500 square foot area later covered with rocks, and testing after rocks are installed seems impossible.

Both underground storage basins have filters on their inlets to remove most contaminants and suspended sediment, but only about 80% is removed and in very high peak rainfall rates the overflow can bypass the filters; thus, sediment will eventually accumulate in the bottom of the storage basins and reduce infiltration even more.

Apparently, the designers anticipated this eventuality and included piping connecting the two underground storage basins together and then both to the infiltration dry pond at the west boundary of the property, which can overflow on to adjacent private property to a storm sewer. This infiltration basin also is vulnerable to surface sealing as finer textured material accumulates in the surface layers. If this area is open to human use for recreation, that will further compact this area and could reduce infiltration rates below 0.5”/hour.

Since 80% of the 3.7 acres is impervious and the pervious soils are generally poorly drained as well as disturbed and compacted during construction, without the underground basin infiltration there simply is not enough infiltration potential for this aggressive construction to meet the rigorous standards of Madison at this location.

Additionally, although consecutive day rains are not part of the criteria for meeting stormwater runoff requirements, Madison is no stranger to large consecutive-day rains. Based on a 154 year precipitation record for Madison, in the last 20 years, **eight rain events that extended over 2-3 consecutive days have exceeded four inches, four have exceeded 5 inches, three have exceeded 6 inches (the 100-year-24-hour storm), and one six-consecutive-day event has exceeded**



**seven inches—and this does not include the one-day 9 to 13-inch rain August 20, 2018 on the west side—the official weather record indicates 3.78” for Madison that day.** These consecutive-day events will create problems for this storm water design. This is just another piece of information that calls for rigorous enforcement of storm water regulations and exercising thoughtful, ethical judgment to avoid future conflicts.

Because this proposed design for developing the 3.7-acre parcels at 6610 Old Sauk Road cannot meet the predevelopment runoff limits, I ask that the demolition permit, rezoning and conditional use be deferred at this time.

Thank you for this opportunity to comment,

Sincerely,  
John M Norman  
Emeritus Professor of Soil Science  
UW-Madison



# City of Madison

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

## Master

**File Number: 83477**

**File ID:** 83477

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** Attorney's Office

**File Created Date :** 05/14/2024

**File Name:** Old Sauk Road Rezone

**Final Action:**

**Title:** Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

**Notes:** 6868OldSaukRZ

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** 6610-6706 Old Sauk Road

**Enactment Number:**

**Author:** Kate Smith

**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	05/14/2024	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)						

### Text of Legislative File 83477

#### Fiscal Note

[Enter Fiscal Note Here]

#### Title

Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

#### Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) to allow development of site with a three-story, 138-unit apartment building.

\*\*\*\*\*

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

1. Map Amendment 00672 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00672. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Consistent 2) District.

A parcel of land located in the West Half of the SE 1/4 of the SW 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter Corner of said Section 13; thence along the South Line of the SW 1/4 of said Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 659.65 Feet to the Southeast Corner of the West Half of the SE 1/4 of the SW 1/4 of said Section 13, also being the Point of Beginning; thence continuing along the South Line of said SW 1/4 of Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 553.00 Feet to the southerly extension of the east line of Woodland Hills subdivision; thence along the extension of and the east line of said Woodland Hills, North 01 Degrees 07 Minutes 31 Seconds East, 396.38 Feet to the northeast corner of Lot 13 of said Woodland Hills, also being a point on the southerly line of First Addition To Woodland Hills subdivision; thence along said southerly line of First Addition To Woodland Hills, South 85 Degrees 24 Minutes 29 Seconds East, 107.70 Feet; thence continuing along said southerly line, South 70 Degrees 22 Minutes 01 Seconds East, 350.01 feet; thence continuing along said southerly line of First Addition To Woodland Hills, South 89 Degrees 34 Minutes 11 Seconds East, 113.87 Feet to the East Line Of The West Half of the SE 1/4 of the SW 1/4 of Section 13, also being the southeast corner of said First Addition To Woodland Hills, and also being a point on the west line of the plat of Saukborough; thence along said west line of Saukborough, and the East Line of said West Half, South 01 Degrees 11 Minutes 30 Seconds West, 273.44 feet to the Point of Beginning. Said described parcel contains 183,145 square feet or 4.20 acres, including land in Old Sauk Road.”

**From:** [Colleen Akkerman](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 4:24:03 PM

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I vote NO for constructing that large of a building on Old Sauk Road. NO NO NO!!!

**From:** [Stuart Gilkison](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 5:08:52 PM

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Hello. I have lived in Madison for 30 years. I drive Old Sauk often either to take the back way to Target, to see my Father in Law on Waterside or to go to Greenway. The stretch in question for the development looks trashy. A new apartment building will be great. Traffic is never bad. The complaints come from wealthy families living on stolen land anyways. 100% for this project. Stu Gilkison  
Sent from my iPhone

**From:** [Carrie Callahan](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Tuesday, June 11, 2024 12:04:49 PM

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Please keep development on Old Sauk Road in tune with the residential neighborhood that it is. Low density housing that blends in. A high rise building is total out of character. What is needed from my perspective is a development like Sauk creek condos!

Respectfully,  
Carrie Callahan.

**From:** [Debra Tompkins](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 3:30:57 PM

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I object to the Stone House development proposed project at 6610 to 6706 Old Sauk Road. My vote is no.

**From:** [Dean Johnson](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 3:59:27 PM

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I object to the stone house development proposed project at 6610 to 6706 Old Sauk road. My vote is no.



**From:** [Rachel Robillard](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda 82950 - Old Stone House - Support  
**Date:** Monday, June 10, 2024 3:32:03 PM

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*I'm submitting my comments ahead of my opportunity to speak at tonight's meeting.*

I'm speaking tonight on behalf of 350 Wisconsin, an organization whose primary focus is mobilizing grassroots power to change hearts and minds, laws and policies, and humanity's massive systems to make transformational progress toward environmental justice and address the climate crisis.

I'm also speaking as someone who has owned a home on the west side for nearly 15 years.

In short, we agree with the plan commission report and recommendations already put forth for this property.

But I'd like to also address housing density as an environmental issue. I admit that it feels counterintuitive to be promoting development on a decently wooded, mostly natural lot. Trees, of course, are our allies in drawing down and sequestering carbon, and provide habitat for many species.

But we must face the reality that housing demand isn't going to slow, especially given Madison's midwest location being shielded from some of the more extreme climate impacts on the horizon. Housing not built in the city will result in it being built on the outskirts and suburbs. It will bring development to other natural and agricultural lands while ensuring more car traffic flows into the city (and likely down Old Sauk!), all while not addressing the unaffordable nature of housing in our city. It puts additional demands on or completely pushes out our young people, workforce, and those with fixed income.

The idea that a 3-story apartment building is too much for a place a mere 15-minute drive to the center of downtown is, frankly, absurd. This is a development that does not have a ton of height, uses space efficiently (while still providing nice setbacks) to house a large number of people, and offers several alternative transportation methods to reach work and recreation destinations.

Lastly, many will also point out the issue of stormwater, where a development like this actually provides an opportunity to *improve* the stormwater situation, as opposed to its current, mainly unimproved state. The arguments that this will negatively impact the stormwater management situation fall flat.

I don't believe we've been ***bold enough*** in rezoning to accommodate the many housing and environmental issues Madison and our region are facing. I welcome this opportunity to have more density to provide more affordable, efficient housing.

Thank you for your time.

--

Rachel Robillard  
350 Wisconsin Community Climate Solutions Co-lead

**From:** [Holly Orwin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk development  
**Date:** Monday, June 10, 2024 4:13:27 PM

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I oppose this project due to traffic hazards. I can barely make a left hand turn from Sauk ridge trail during commute time. Also a lot of cyclists on road as one cyclist flipped me off because I gunned it in front of him because I had been sitting at intersection for awhile. Can't imagine traffic with 140 units and only 140.2 parking spaces. (Ridiculous) Guarantee there will be over 200 hundred cars at that apartment building.

Holly Orwin  
914 Sauk Ridge Trail  
Madison, WI 53717  
Sent from my iPhone

**From:** [Tammy Reed](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk Rd  
**Date:** Monday, June 10, 2024 5:53:13 PM

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You don't often get email from tammy.a.reed@gmail.com. [Learn why this is important](#)

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Good evening,

I am unable to make the meeting tonight as I am working.

I want to express my household's opposition to the proposed 3 story apartment building on Old Sauk Rd.

I expect a building to be erected in this prime space but I had hoped our city planners would dampen the desire of profit for a developer in honor of the citizens who elected them and/or pay their salaries.

Every structure in this area has greenspace built in. The proposed building uses every inch for hardscape. The proposed building would tower over the rest of the neighborhoods surrounding it.

The developer is allowing residents to pay for additional indoor parking. Many cannot afford this additional expense. I believe one indoor parking spot should be included for each unit as we are not a walk to destinations neighborhood.

I am also extremely concerned about the additional traffic on Old Sauk. It is very busy and even dangerous already especially for bicyclists, like myself, who use Old Sauk as a thoroughfare.

I don't care who lives in the new structure. I believe all deserve safe, affordable housing with nature surrounding.

Our planners need to think about what all of these apartments buildings will look like in 15 years. If we are interested in helping young people, immigrants and the less fortunate begin to establish generational wealth, why are we as a city not building smaller single family homes or condos or townhomes?

In this current plan, the only ones who really benefit are the landowners and developers.

Thank you for your time,

Tammy Reed and Ken Kloes  
6609 Harvest Hill Rd  
53717

**From:** [Larry and Ginny White](#)  
**To:** [Plan Commission Comments](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com) Zellers; [All Alders](#); [Parks, Timothy](#)  
**Subject:** OPPOSE Stone House Development on Old Sauk Road  
**Date:** Monday, June 10, 2024 4:00:56 PM

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Dear Commissioners: Please include my comments in Legistar File Nos. 92950, 92972, 92979 and 83477.

I'm a long-time Madison resident, and I oppose approval of the proposed development at 6610-6706 Old Sauk Road, as currently designed, for these reasons:

1. Old Sauk Road neighbors have studied the design in depth for weeks. They have expressed to City Planners legitimate reasons for requesting changes.
2. Stone House and other developers should only win approval for buildings that preserve or enhance Madison's design aesthetics and quality of life. Lately, too much emphasis has been given to increased density, in response to unproven growth projections. These projections are used to justify large apartment buildings that offer "the missing middle" no possibility of homeownership.
3. Decisions shouldn't be rushed for the convenience of the developer or pressure from City Planners and the Mayor. It is not the city's responsibility to help developers build as quickly as possible and net as much profit as they can.

As members of the Planning Commission, I urge you to represent me and other property taxpayers, not local or out-of-state developers. Please exercise independent judgement, free of undue influence from Stone House, City Planning staff, and the Mayor.

Respectfully,

Ginny White  
71 Oak Creek Trail  
Madison 53717  
608-821-0056

**From:** [Carrie Grahn](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com); [Fruhling, William](#)  
**Subject:** Opposition to Stone House Development on Old Sauk Rd  
**Date:** Monday, June 10, 2024 6:11:41 PM

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Some people who received this message don't often get email from [grahn.carrie@gmail.com](mailto:grahn.carrie@gmail.com). [Learn why this is important](#)

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Please File in Legistar # 82979; #82972; #82950; #  
83477; I am opposed to all 4.

I live at 22 Saint Andrews Circle and the barn is just over the fence directly in my backyard.

When we first saw the house and yard, we fell in love with it 20 years ago. We were excited to close on the house and on the day of closing, did the final walk through. Much to our concern was that there was visible water damage in the dry wall near where the landscape grading had been constructed outside to drain the rain into the street between our house and that of the Westerns.

Two days after closing on the house we made our first unexpected purchase of being a homeowner. We got a sump pump installed around the parameter of our basement. When it rains, the pump goes on, and has gone on repeatedly over the past 20 years.

Being that the land in question is higher than that of our yard, in other areas that aren't as well drained, we get water pooling in the lawn that can take days to dry out. This has all happened when the land is not developed. Now you want to put a property that size in a space too small with inadequate drainage. What's to happen to all of us with neighboring properties?

Carrie Grahn  
22 Saint Andrews Circle  
Madison, WI 53717  
608-438-3455

**From:** [Bill Grah](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com); [Fruhling, William](#)  
**Subject:** Plan Commission Presentation - Stone House Apartments / Old Sauk Road - June, 10 2024  
**Date:** Monday, June 10, 2024 6:26:49 PM

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Some people who received this message don't often get email from [billgrahn@gmail.com](mailto:billgrahn@gmail.com). [Learn why this is important](#)

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Please File in Legistar #82979, #82972, #82950, and #83477. I am opposed to all 4.

Understanding that this land would eventually be developed is no surprise and we expected that to happen just as it has with land in close proximity to the land parcel in question. But this development unquestionably does not fit in at all with the current surrounding structures.

With this proposed development, our backyard fence will border a large parking lot that will introduce large amounts of noise and light pollution not to mention the light pollution from the lights of the development units themselves. We will also be bordering the service delivery and trash collection areas which will introduce even more noise, a foul stench and most likely blowing garbage year round.

Traffic is also concern of mine. Getting onto Old Sauk Road around the morning and evening rush hours can be problematic, but adding 100 - 200 cars (at the least) as well as additional bicycle and and pedestrian traffic will also pose its own problems with the added congestion. With the recent storms that closed Old Sauk Road from Ozark to Old Middleton Road, all Eastbound traffic on Old Sauk Road was routed through the residential streets of Parkwood Hills. The volume of traffic on those residential streets was unbelievably high. Adding a dense source of road traffic to this location would most likely result in scenes more like this in the future without the need for storms to close area roads.

Water run-off is a big concern for us and also is for many of our neighbors. We already have a large sump pump system that starts up during rain storms that we installed shortly after purchasing our home in December 2002 as there was water damage to the basement walls that face South and West which is in the direction of the property in question. My understanding from the experts is that the run-off increase that will be introduced with this new development would greatly increase the volume of water coming downhill towards us and the surrounding houses. Substantially changing the water flow could have catastrophic results for the homeowners in this area. Using this space to continue to build single-family homes or condominiums would not have nearly the impact on water management issues.

Thank you,  
Bill.



**From:** [Michael Burton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Stone House Development Proposed Project: 6610-6706 Old Sauk Road  
**Date:** Monday, June 10, 2024 5:24:13 PM

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You don't often get email from mike223@sbcglobal.net. [Learn why this is important](#)

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Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

**From:** [Ron Wynne](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Stone House, Old Sauk Road  
**Date:** Monday, June 10, 2024 6:20:51 PM

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You don't often get email from wynne430@gmail.com. [Learn why this is important](#)

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

We object to this potential high density project located on Old Sauk Road, just east of Gammon. For many reasons, but primarily because it will have too great an impact on traffic at the intersections of both Old Sauk and Gammon, and Old Sauk and Old Middleton!  
Please say NO to this high density development.

The Wynnes

Comments to City of Madison Common Council  
June 18, 2024

Dear Alders,

I live at 606 San Juan Trail, one house away from Old Sauk Road. I support LMR development with Missing Middle type housing, whether owner-occupied or rental.

I ask that you decline to rezone the LMR parcels at 6610 - 6706 Old Sauk Road to TR-U2. Such rezoning is contrary to the Comprehensive Plan and the City of Madison Zoning Code.

I also oppose this rezoning because doing so would cause irreparable harm to my neighbors who live to the north and immediately adjacent to the development. A vote to rezone this property to TR-U2 would not only be arbitrary and capricious, it would be heartless.

**THE REQUESTED REZONING IS INCONSISTENT WITH THE COMPREHENSIVE PLAN. REZONING TO TR-U2 IS NOT PERMITTED FOR LMR PARCELS AND THE ‘SELECT CONDITIONS’ FACTORS DO NOT SUPPORT INCREASING DENSITY.**

On November 23, 2023, the Plan Commission had a lengthy discussion of the “select conditions” escalator clause in the course of which the following points were made. First, the select conditions justify increasing density because together they describe a complete neighborhood and the Comprehensive Plan calls for higher density (escalated LMR or MR) in complete neighborhoods (Alder Fields). Second, for a complete neighborhood to occur, all of the select conditions factors must be present (Ben Zellers). Third, none of the select conditions factors are more important than others (Kristi Laatsch). On the basis of this discussion, the “select conditions” that are a pre-requisite to increased density were recommended and passed to the Common Council for final approval.

Old Sauk Road is not a complete neighborhood. It should remain simple LMR with no density increase.

Amenities. There are no amenities - NONE - within walking distance of the parcels. Nonetheless, the Plan Commission found this condition satisfied because one could “imagine” future amenities and one could drive, bike or bus to amenities. This finding is arbitrary and capricious and contrary to the Comprehensive Plan. That Plan clearly describes a complete neighborhood as one with existing amenities that are within a “walking distance” to the residences. (CP p. 48 ) The complete absence of amenities means that this is not a complete neighborhood. Period. Therefore, there is not a proper basis for increasing density beyond LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

Urban Services and Natural Features. These interrelated conditions both dictate that density not be increased on these parcels. It is undisputed that these parcels have major stormwater drainage (flooding) issues. These problems worsen as the development gets bigger. The Plan Commission arbitrarily and capriciously ignored this natural feature and substituted its own standard which appears to be, “Stone House is working on this.”

Comments to City of Madison Common Council  
June 18, 2024

These parcels also lack complete Urban Services. The existing flood problems are primarily caused by the city's inadequate storm sewer infrastructure along Old Sauk Road. The inadequate and incomplete city sewer service makes the finding on this element arbitrary and capricious.

Relationship Between Proposed Buildings and Their Surroundings and Lot and Block

Characteristics. Neither of these interrelated conditions support increasing density to permit the massive Stone House complex. Even the Planning Department memo recognizes that the Stone House development's massive scale is unlike anything in the neighborhood.

Commissioner Solheim's rationale for finding that these factors support increased density is nonsense. She seems to say that density should be increased because of the "very unique" size of the parcel. She also relies on the fact there's a 2 story apartment building nearby, the fact that Stone House didn't propose a 4 story apartment complex and the fact that there are setbacks. Nothing in the Comprehensive Plan supports a finding of select conditions because "we don't get many parcels this big" or "it could be worse." At the same time, she ignores the elephant in the room, the fact that in addition to being one story taller than all surrounding housing within miles, this massive building is longer than a football field, it's mass 19 times that of the nearest apartment building and the setbacks don't come close to those on all of the surrounding lots. Her findings, which were adopted by the Plan Commission, are arbitrary and capricious.

In contrast with Commissioner Solheim's nonsensical findings, the record contains numerous letters, photographs, physical descriptions all of which prove how disproportionately large and oppressive this development is compared to other housing in the neighborhood. It sits, like a circus tent surrounded by pup tents, creating disharmony with its dominant size and hard angles. Hundreds of neighbors have petitioned the Council to stop this development because of its disharmony with other neighborhood structures.

Transit and arterial streets. Old Sauk Road is a minor arterial street with a minor bus route. The Comprehensive Plan provides that intense development should be concentrated along major arterial streets, regional corridors and the BRT. (CP p. 30) Old Sauk Road is not on the BRT; it is not a regional corridor. It is not a Growth Priority Area. It doesn't even have sidewalks on both sides of the street. These parcel's LMR land use designation is an increase of density over surrounding housing that fits with Old Sauk Road's minor arterial/minor bus route status. Increasing density beyond LMR is inconsistent with the Plan.

Parks. There are parks nearby. However, this factor has equal or even greater relevance to LMR/Missing Middle type development which would bring family homes into the neighborhood.

The "select conditions" factors are supposed to identify those complete neighborhoods where more intense development should occur. The parcels along Old Sauk Road do not sit in a complete neighborhood; they have no amenities; they have flooding problems; they lack adequate city services; they are surrounded by structures that are dramatically smaller than the proposed apartment complex; they are not on the BRT; they are not on a regional or major corridor; they are not in a Growth Priority Area. The Commission's finding that the "select conditions" test supports increasing density is arbitrary and capricious. Escalating density on these parcels is wrong for the neighborhood and wrong for the city as a whole. The parcels

Comments to City of Madison Common Council  
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should remain LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

**THE CREATION OF A TR-U2 SPOT IN THE MIDDLE OF THIS LOW DENSITY RESIDENTIAL AREA IS AN ABUSE OF DISCRETION.**

“The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas...”. There’s no high-density residential area near these parcels to be stabilized.. The fact is that creating a TR-U2 zone on the Old Sauk site will have the opposite affect - it will de-stablize a low density residential area. There’s no factual support for a finding that rezoning to TR-U2 is consistent with the zoning code.

Rezoning these parcels to TR-U2 makes a farce out of the zoning code which calls for zoning to, among other things, encourage reinvestment in established urban neighborhoods while **protecting their unique characteristics**, stabilize, protect and **enhance property values**, and to **encourage a sense of place**.

*Sense of Place” refers to people’s perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people’s interactions with them. Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work and play and offer something for everyone. While each of these unique places is important and should be supported, the key is what they contribute to the culture and character of the the whole community. Comprehensive Plan, CULTURE AND CHARACTER, pg. 74*

Over 250 people signed a petition that opposes this development. Why? Because rezoning these parcels to TR-U2 completely destroys these residents' sense of place. It allows Stone House to plop down a massive jarring, disruptive structure, one that is completely at odds with its surroundings, in the middle of a large expanse of compatible low density housing. This structure belongs in the urban environments with other big, bustling, spread out developments, like those near Hilldale, Westgate and along the BRT and the belt line.

As I stated at the outset of this paper, I support development of the Pierstoff parcels. “Missing Middle” housing, as defined by the Comprehensive Plan (p.49), **whether owner occupied or rental**, suits this parcel and the neighborhood. Missing Middle forms of housing would increase density while preserving the natural setting; it would complement existing single family homes, duplexes, condos and smaller apartments.

Initially, the Stone House Development development team appeared eager to create housing that would increase density and give their tenants a connection to nature. They talked about how this “beautifully located” parcel could add housing in keeping with the neighborhood: *“We look at this as an opportunity to enable people to live outside of East Washington Avenue. ... some place greener... with space outside...”* Stone House Development owner Helen Bradbury, October 24, 2023.

Comments to City of Madison Common Council  
June 18, 2024

Unfortunately, Stone House Development did not create a place for people who want to escape the tight buildings and intermittent buzz of East Washington Avenue. Instead, it brought East Washington Avenue to the neighborhood.

No, it's not a high-rise apartment going 10 stories up. Rather, it's 4 10 story high rise buildings, tipped on their sides and glued together horizontally. The result is a 3 story, 425 foot long behemoth that bears no resemblance to surrounding residences. Rezoning to TR-U2, Urban high density, is sought to legitimize the huge footprint with the loss of setback, trees and yards. Far from "seamlessly integrating" into the neighborhood, it will be an eyesore that dominates the area. (See, letters from Mike and Lynn Green, Steve Mason, and Grace Kwon, for example.).

We have intense apartment development downtown, along the BRT, along the Beltline, in places like Westgate Mall, Yellowstone Drive and Sherman Avenue and activity centers, like Hilldale.. However, a truly beautiful city is not all intense development. It has residential stretches that display more green than concrete, more shade than light, more space than structures and a matching quiet. And that is exactly what the neighborhoods along Old Sauk Road contribute to this city.

Plunking a massive apartment on the Old Sauk site says that a "go big" ideology trumps culture and character, that the residential neighborhoods that have drawn people to Madison for decades are nothing special and that the zoning code means nothing. It says that the City of Madison Common Council is so enamored of high density development that it will ignore the objectives of the Comprehensive Plan and the Zoning Code. Doing so would be an abuse of discretion that devastates the people living in these neighborhoods and harms the city as a whole.

**REZONING TO TR-U2 WILL CAUSE GRIEVOUS HARM TO RESIDENTS TO THE NORTH OF THE PROPERTY. IT WOULD NOT ONLY BE ARBITRARY AND CAPRICIOUS, IT WOULD BE HEARTLESS.**

Whenever I walk in the neighborhood directly north of Old Sauk Road, along Spyglass and St. Andrews Circle, I am struck by the natural beauty and peacefulness of the setting. Clearly these homeowners valued nature, peace and privacy. Now these are the very people who will be hurt the most if the city allows the massive Stone House development to go through.

If this complex is built, these families will fear flooding with every good rainfall. There are multiple reasons why flooding can be expected. The area has longstanding storm drainage issues caused largely by the inadequate city's storm sewer infrastructure. The massive complex adds to the problem by covering pervious earth with impervious concrete. The untested stormwater management plan offered by Stone House can best be described as "ambitious." According to Dr. John Norman, it's not a question of whether this system will fail, it's a question of when. Finally, neither the city nor Stone House has any plan to protect these homes from the ground water and runoff streams the massive development will cause.

In short, if this rezoning is approved, the city will have joined with Stone House dumping these flooding problems on my neighbors to the north.

Comments to City of Madison Common Council  
June 18, 2024

Is the city so callused that it will ram this massive development through despite the harm to these good citizens?

The zoning code imposes a duty on the city to protect and stabilize residential neighborhoods for the good the people living there and the city as a whole. Rezoning these parcels to TR-U2 will turn zoning on its head. Instead of offering stability and protection, it will wreck havoc and cause irrevocable harm.

I ask the city to reject this rezoning request. If the city is not ready to do that, I ask that it defer this matter, sending to the appropriate committee or back to the Plan Commission for further study and improvement.

Respectfully submitted,

Diane Sorensen



Re: Virtual Public Hearing, Plan Commission Meeting, 5:30 pm on 10 June 2024  
Agenda Items #23, 24, 25, 26  
Concerning the Proposed Development at 6610-6706 Old Sauk Rd

### A Citizen's Experience

Disclaimer: Our position was in opposition to the proposed development. On all points, we lost.

Purpose, to Describe: First, how the process was conducted, or "how the game was played".  
Second, there are arbitrary, imprecise, qualitative judgement "features" in the process that can, depending on how they are selected, or spun, toggle the outcome to the one desired.

Impression: It was a thoroughly miserable experience in local civics and citizen involvement in the discussion of this proposal and of Madison's housing crisis. In a top-down policy environment the neighborhood is marginalized, rather than coming first.

To Begin:

#### 1. Accessibility

- a. There were Zoom login problems because of incorrect instructions to viewers or IT setup. I had to intervene, when another speaker was called, to bring this up as the problem became known from neighbors; this got a nod of recognition, but no redress or apology from the Plan Commission (PC). Had the public's input been valued, this could have been remedied *before* continuation; that was not the case.
- b. The answer to any of the following complaints is/was/or will be that this is not how PC meetings are run; this is not helpful if this is your first, virtual PC meeting.
  - i. Never have I seen a Zoom setup like this ... and I've been to too many virtual meetings:
    - (1) No chat function (useful to ask moderator a question offline)
    - (2) No video function (my presentation relied on being able to hold up an exhibit and I was unable to do so); a possible counter argument was that my graphic could have been sent to the PC ahead of meeting. I didn't do this since I was unfamiliar with their procedures and setup and I wanted to be able to rehearse and time optimize my presentation
    - (3) No participants icon that would/could have indicated login problems
    - (4) Screen so sparse of detail one couldn't even tell if logged in (to speak) or not
  - ii. With no "time expires in xxx seconds" messaging to speakers, speakers were just cutoff even in mid-sentence.

#### 2. Communication

- a. There was an unmistakable, deferential camaraderie between the PC and the developer. The public are definitely on the "outside looking in" of that relationship.
- b. Public input was metered, but not uniformly. Presentation cutoff times varied from 3-3.5 minutes.
- c. By contrast, the developer could be, and was, granted more, unlimited time by virtue of

- simply being asked a leading, soft-ball question by a PC member. There were no instances of the public or its experts being asked any questions or in any way being engaged in dialog. The tone of the meeting was clearly in favor of the developer.
- d. The PC only had discussion about approval, justification, and praise for developer.
  - e. The PC's appreciation to public attendees that "your voice was heard" and "we know how difficult this process can be", etc. came across as hollow and disingenuous on the verge of becoming insulting.
  - f. Finally, all four Items were summarily passed in oblivious disregard for the public's input.
3. PC Decision Making
    - a. The outcome was clearly pre-ordained and never in doubt; the default on every motion was always "unanimous consent assumed unless a hand is raised" (by a PC member) ... there was never any discussion, or raised hands: every motion was systematically unanimous. The cruxes of public feedback summarily vanished.
    - b. In this case, at least, the developer worked with the PC for months to reach a mutually desirable outcome; a Staff Report from the Plan Division had gone to the PC a few days before the Meeting where it is given a "public hearing". Since the public's voice is not listened to, absorbed, thought about, questioned, and/or assimilated, "public hearing" essentially means the public gets to hear, but not interfere with, the agreed-to plan.
  4. The Staff Report – [shown in blue are examples of critical measures spun for a desired result](#)
    - a. Pg 12 is a mess – Under Recommendations the 1<sup>st</sup> & 3<sup>rd</sup> bullets are from another development. Was ignoring these obvious, major written gaffes called for, or was there important text that should have been there and made available to the public?
    - b. There are qualitative, subjective, and tentative wordings such as "could find", "believes", "feels" in critical instances in the absence of more quantitative, objective, and certain measures. This was invariably replaced by either language that discounted negative assertions or resulted in recommended "fact".
    - c. [The development's frontal view is nowhere close to the Comprehensive Plan's wording "... newly developing LMR areas should be seamlessly integrated with surrounding development"](#). This has previously been included in written, public comments including graphics; this would have been shown except that the PC does not allow video. But no matter: the developer justified (to itself and the PC) the proposed building's height and massing by comparison to another, higher complex over a mile away that happens to be in a more appropriate zoning setting and has BRT. The best comparable is the apartments immediately to the east of the proposed development; had they been used for comparison it is immediately apparent that it is vastly exceeded by the proposed building. See attachment.
    - d. Rebuttal of storm water issues was incomplete at best; possibly incorrect at worst. New concepts became apparent in the Staff Report that suggest a storm water easement, and which the City will acquire if the developer can't. This is a new chapter in the discussion.
    - e. [Select conditions](#) – These were spun to justify additional upzoning (in this case du/ac) but also setting future precedent for much greater scale and density (a process the City terms proactive rezoning) elsewhere. Staff and PC stated that arterial status and bus availability were " ... most significant factors as to why the proposed development may be approved." despite the complex not meeting at least 3 other, more significant factors. This is arbitrary cherry-picking favorable to a desired outcome.

Here is a table of those factors, with various points of view; [red is negative](#), [green is positive](#), and [brown is in between](#).

Factor	Opposition's Position	PC	
		Position	Resolve
Relationships between proposed buildings and their surroundings	Totally Negative Simply not consistent with Comprehensive Plan wording	Negative: Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. But then side with the developer's efforts	Pass
Amenities	Negative: only has meaning if within walking distance	Other than onsite – Unsubstantiated	Pass
Urban Service	None (other than bus which is double counting)	Other than bus (already included) – unsubstantiated	Pass
Arterial Street	Negative: 2-lane, at capacity; don't use to leverage more usage; overflow parking problem especially in winter; OSR is a minor arterial road	Say fulfilled	Pass
Transit	Bus line; leveraged by "arterial" street designation; little usage at present	Overplay	Pass
Natural features	Arguable since not defined. There are trees, wildlife, and good soil. There is a historic barn, likely the last in Madison and one of the few in Dane County ...	Say fulfilled	Pass
Park	Say fulfilled	Say fulfilled	Pass

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In conclusion: This process cannot be distinguished from being political with enough arbitrariness to produce a desired outcome. Is there any monitoring, oversight, check or balance of the Plan Commission procedures? How is meaningful, bottom-up neighborhood feedback and dialog restored to this process?



Side-by-Side Comparison: Top – illustrates height; Bottom – best illustrates frontal length and overall comparison.

#### BEST, IMMEDIATELY NEIGHBORING, COMPARABLE COMPARISON

Parameter	Proposed Building	Settlers Woods
Frontal Length	400 ft	100 ft
Setback from Curb	35	84
Height	More	Less
Ratio, Apparent (Angular) Height from Curb	2-3	to 1
Dwelling Units / Acre	36.6	14.4

**From:** [Mary Arnold](#)  
**To:** [All Alders](#)  
**Subject:** Support for Housing - Common Council  
**Date:** Sunday, June 16, 2024 8:55:52 PM

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Some people who received this message don't often get email from [arnoldemary@gmail.com](mailto:arnoldemary@gmail.com). [Learn why this is important](#)

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

Hi Alders,

My name is Mary Arnold and I am a renter in Madison. There are several exciting housing projects being brought forth at the next Common Council meeting I'd like to show my support for.

### **Voit Farm**

This plan is extremely exciting to me because it shows awareness for good development moving forward. The developers have done an excellent job creating a plan that contains a mass amount of housing (potentially over 1000 units!) while also providing access to a new park, and public amenities. As space in Madison is extremely limited it is excellent to see such a well-thought approach to this large plot of land making something that will last, serve the community, and serve Madison as a whole.

### **Essen Haus**

Of all plans being reviewed at his meeting, this may be the most impressive in its persistence and ingenuity. Seeing the city, developers, and neighbors work together to create something so uniquely Madison and pleasing to the masses is very inspiring and gives me hope that the city is moving towards a development first mindset it so desperately needs. I think the positives of this plan speak for themselves, but I'll still mention my appreciation for the new housing units, the hotel being in a very desirable location, and the thought given to pedestrian and bike friendly spaces. My only complaint is that I hope moving forward the city will do more to encourage development and not get it bogged down in minute details and overly complicated processes that not only slow the growth and projection of the city, but serve as obstacles for smaller developers to build in Madison. I understand the need to make sure the designs will work in the spaces given, but if every proposal takes as long as this one did then there's no chance Madison will be able to accommodate its demand very soon.

### **Whitney Way Rezoning**

If this for some reason isn't passed, then I would ask where else would be better to rezone? Rezoning here is the clear next step as this area has BRT, many jobs, and other amenities all of which will be attractive to developers and allow the city to grow in a controlled manner with minimal impact on the environment. I would also ask the Council to look for other areas of similar profiles for rezoning in the future.

### **Old Sauk Rd**

There has been much talk on this proposal in particular, and most of the complaints come down to either environmental concerns or the character of the neighborhood. I'd like to address

At the Plan Commission one supporter of this plan called the neighbors hypocrites for many of the points they made and while I might not have been so blunt, there are definitely aspects of



that that ring true. Many of those opposed act as though the existing neighborhood simply grew from the dirt the way it is and is the only acceptable way it can be. While they'll raise concerns about stormwater management, tree removal, and car traffic they don't seem to acknowledge that their driveways cover way more land than the proposed development and contribute to stormwater issues, that each house and lawn in the area required the removal of trees and wildlife, and that they contribute to traffic as well every time they drive in it. I would not demand anyone living in the area tear down their house, rip out their driveway, and give up their vehicles because that would be ridiculous. However, those opposed to this plan will demand that nothing deemed "too much" be built in the area because although single family homes are proven to be worse for the environment than denser multifamily housing, they purport that this new development is not in line with their environment-conscious lifestyle. I do agree that developments should aim to be environmentally friendly as possible, but to deny this development from moving forward for these reasons when the rest of the surrounding area is worse would be ludicrous.

The character of the neighborhood has also come up many times with the argument that this development does not fit in. What is being purported by opposers of this plan is that things can't change because they've been built a way and so anything outside a certain mold is not welcome. I ask the Council to consider what this area (and really all of Madison) looked like 100 years ago, and 100 years before that. Was the character of the neighborhood the same in each situation? Has Madison remained stagnant since its founding? The answer is clearly no, because cities and the neighborhoods that make up those cities are dynamic and evolve to meet the needs of the people living there. The clear current needs of Madison include more housing and preferably more housing along transportation routes. Even then, Stone House's design doesn't seem egregious to me at all. Stone House has compromised with residents to have fewer floors, and has designed the building with front courtyards to prevent it feeling like a long wall. I ask the Council not treat places where people live as a museum and instead support more housing in all of Madison.

Thank you,  
Mary Arnold

**From:** [Marisa Balistreri](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Old Sauk Proposal [Objection]  
**Date:** Sunday, June 16, 2024 8:46:18 PM

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Some people who received this message don't often get email from marisabal.mb@gmail.com. [Learn why this is important](#)

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

I'm a former resident of District 19 and grew up in Parkwood Hills. As my parents still live there, I'm in the neighborhood several times a week. I object to the proposal to build a 3 story 138 unit apartment and recreation complex on 6610 -6706 Old Sauk Road.

In the original "Cinderella", the step sisters have to cut off parts of their feet to fit into Cinderella's slipper. The fact that the area has to be rezoned to accommodate the proposed complex demonstrates that this is the wrong development for the neighborhood. They know this doesn't fit. It is more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high. In addition, it would sit on a flood zone, which seems illogical.

The proposal claims there would not be any disruption to traffic on Old Sauk, but the road is already stressed. I'm concerned that the bike lanes, the school zone, the pedestrians and the wildlife that regularly crosses the road would be put at risk. Other drivers don't wait for you to turn. They regularly try to squeeze into the narrow bike lane to pass on the right.

I'm not a "rich NIMBY" - I'm not even rich! I do support a common sense development that adds housing. If the city really wants to ease the housing shortage and help the "missing middle" to build wealth, then a smaller development of mid-priced condos would not only fit the neighborhood but allow families and individuals to benefit from living in a safe, suburban neighborhood. Otherwise we're just losing parts of our feet.

I ask the Common Council to reject this proposal.

My heartfelt thanks to those who have actually heard me and value compromise.

Sincerely,  
Marisa Balistreri

**From:** [Tom Balistreri](#)  
**To:** [All Alders](#)  
**Subject:** item 83477 for the meeting of June 18 regarding a change of zoning of the beautiful wooded property on Old Sauk Road to allow the dconstruction of a hideous oversize apartment building  
**Date:** Sunday, June 16, 2024 3:19:25 PM

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Some people who received this message don't often get email from onemotom@charter.net. [Learn why this is important](#)

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Once there was a street with a 25 mph speed limit. On this street there was a car going 35 mph. So what did the authorities do about it? Did they stop the driver and say you are not complying with the limit in place so you must slow down. No they simply upped the speed limit to 35 so that the driver was no longer violating the law.

That is basically what the plan commission did in approving a zoning change for the massive apartment building planned for Old Sauk Road. The commission said the development did not meet present standards so they just changed the standards. They offered no reasons why the old standard in place for some time was no longer appropriate and the new standard was. What changed in this neighborhood of single family and small multi-family homes to warrent this change in zoning? Absolutely nothing except the opportunity forf some developer to make money.

When I moved to Madison and bought my present home in 1977 Madison was a great place to live. Neighborhoods and the quality of life meant something. The city's elected officials listened to the residents of the community. Now this place sucks. It seems that civically unconcerned developers, you know like that guy from California who is running for senate, have taken over the town. The mantra seems to be "put up the biggest building you can whereover you can even if it means destroying the quality of life in the neighboring community." The apartment building planned for Old Sauk Road is way too big for this neighborhood. But no one is listening to the comments I and many other residents made to the plan commission. We were simply ignored and brushed off with the comment that the building met the requirements of the new zoning change the commission decided to make for the sole purpose of allowing the new structure to go up.

You are our last hope. Can someone please listen.

Tom Balistreri  
510 Isle Royal Drive  
Madison WI 53705  
(608) 833-7425



**From:** [Deaken Boggs](#)  
**To:** [All Alders](#)  
**Subject:** Supporting Housing in Madison  
**Date:** Monday, June 17, 2024 6:42:13 PM

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Some people who received this message don't often get email from [deaken@macit.org](mailto:deaken@macit.org). [Learn why this is important](#)

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Dear Alders,

I hope this letter finds you well! There are several development proposals before you at Tuesday evenings common council meeting which I urge you to support. While I am associated with one such project, as the housing director with Madison Area Community Land Trust, I believe all three projects serve equal importance in providing Madison with the housing it desperately needs. Those three projects are; the development at the Voit property, the zoning changes along Stoughton road to accommodate a Tiny House Village, and the posed development of a building on Old Sauk Road.

The Voit property development represents a critical investment in Madison's future, addressing both current and future housing demands with up to 1,100 residential units. This initiative not only mitigates the city's housing shortage but also fosters economic growth by integrating commercial spaces, which will attract businesses and create jobs. The inclusion of green spaces and advanced stormwater management systems demonstrates a commitment to sustainability and environmental stewardship. This comprehensive plan aligns with Madison's vision for balanced, inclusive urban development, enhancing community livability and resilience.

The Old Sauk Road development offers significant benefits for the Madison community. The transition from 2 low-density residential units to a 138-unit apartment complex addresses the pressing need for diverse housing options. The development integrates well with the city's Comprehensive Plan by promoting connected neighborhoods and offering a mix of housing types. Additionally, the project's location along a bus route ensures accessibility and supports Madison's transit-oriented development goals. This comprehensive approach to urban planning not only enhances the livability of the immediate area but also contributes to the broader objective of creating balanced, inclusive, and resilient urban environments.

The rezoning of 201 S. Stoughton Rd to Tiny house village is the exact type of ingenuity Madison needs to help address our housing crisis. Occupy Madison has done fantastic work in attempting to address issues of housing access within Madison and this new location will only help support this effort. I strongly support this rezoning and encourage alders to do the same.

Madison needs its alders to support bringing more housing to Madison. Each of the projects highlighted represent an opportunity to do so and I urge you to provide this support.

Thank you

Deaken Boggs

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Deaken Boggs



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 571- 5568  
[DEAKEN@MACLT.ORG](mailto:DEAKEN@MACLT.ORG) | [WWW.MACLT.ORG](http://WWW.MACLT.ORG)

**From:** [Connie Brown](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Monday, June 17, 2024 3:53:26 PM

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Some people who received this message don't often get email from cmbrown710@gmail.com. [Learn why this is important](#)

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

I am opposed to change the zoning of property located at [6610-6706](#) Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

There are significant stormwater issues that have not been resolved.  
There's no turning back once this is approved and who will deal with the flooding issues that are going to happen.

Connie Brown

Sent from my iPad

**From:** [Connie Brown](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Monday, June 17, 2024 3:55:13 PM

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Some people who received this message don't often get email from cmbrown710@gmail.com. [Learn why this is important](#)

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

I am opposed to change the zoning of property located at [6610-6706](#) Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

There are significant stormwater issues that have not been resolved.  
There's no turning back once this is approved and who will deal with the flooding issues that are going to happen.

Jeffrey Brown

Sent from my iPad

**From:** [Paula Brugge](#)  
**To:** [All Alders](#)  
**Subject:** Objection to Common Council Item # 13  
**Date:** Monday, June 17, 2024 10:05:29 PM

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Some people who received this message don't often get email from pbrugge@wisc.edu. [Learn why this is important](#)

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

Please register our strong objection to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19).

Many objections have been raised regarding this change, in particular related to storm water management and traffic patterns and safety. Nothing has been presented that answers the concerns raised by both local and professional citizens who have studied this matter carefully. We are very disappointed in and dismayed by the disregard demonstrated towards these real and ongoing concerns.

Thank you for taking these concerns and objections seriously. We are longtime Madison residents and citizens, hoping to find a way to make a development plan work that is fair and equitable to the greater Madison population. Please stay in contact with us about how this matter will progress.

Paula Brugge

President, Settler's Woods Condominium Association

**From:** [Michael L. Burton](#)  
**To:** [All Alders](#)  
**Subject:** Fw: Stone House Development Proposed Project: 6610-6706 Old Sauk Road  
**Date:** Tuesday, June 18, 2024 3:14:33 PM

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Some people who received this message don't often get email from mike223@sbcglobal.net. [Learn why this is important](#)

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Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

---

**From:** Michael Burton <mike223@sbcglobal.net>  
**Sent:** Monday, June 10, 2024 5:24 PM  
**To:** pccomments@cityofmadison.com <pccomments@cityofmadison.com>  
**Subject:** Stone House Development Proposed Project: 6610-6706 Old Sauk Road

Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

**From:** [Fun to Build](#)  
**To:** [Figuerola Cole, Yannette](#); [Guequierre, John](#); [All Alders](#)  
**Subject:** Please Post for Public Comments, 13. 83477, 6610 - 6706 Old Sauk Rd  
**Date:** Sunday, June 16, 2024 10:32:04 PM

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Some people who received this message don't often get email from foster07cn@gmail.com. [Learn why this is important](#)

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Dear President Cole, Alder Guequierre and All Alders,

Please be aware if you vote to approve agenda item 13. 83477 on 6/18/24 (6610-6706 Old Sauk Rd) you are doing so without the applicant having an approved Stormwater Plan by City Engineering.

Toward the end of May, 2024 the applicant obtained additional soil borings only to discover the soil's infiltration rate was woefully low at .13- .15 in/hr vs. a required .5 in/hr rate necessary to make their largest Underground Infiltration Basin #1 workable (the heart of their stormwater design). This could mean that the applicant may need 2 to 3 times more underground storage for a satisfactory design, of which they do not have room available for.

To overcome this issue they are proposing to use an unproven soils mixing strategy to which City Engineering states "I am not aware of standards of turning soils" or in so many words: there is no acceptable procedure for doing so. See Gregory Fries, Deputy City Engineer posting Stormwater Comments for Old Sauk Road Apartments dated 5/31/24. Being a Civil Engineer I would say you just can't make soil drain better by mixing its poor draining silt and clay components throughout the entire soil mix.

Additionally, the applicant's design does not include spare reserve capacity where flow can be diverted to, whether for an emergency or to perform maintenance. The design does not have a monitoring system to indicate water levels in the basins, or to indicate overflow is occurring to the west property line. The design does not include confined space entry into the basins for inspection and cleaning and to my knowledge there are no local confined space vessel cleaning services available.

It appears the applicant started with a large building design and left a small amount of room for a stormwater system and it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building.

Because all of this will likely have a significant impact to the applicant's proposal I would ask that you defer the demolition permitting, rezoning and conditional use at this time.

Gary and Barb Foster  
6506 Old Sauk Rd



**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**To:** [All Alders](#)  
**Cc:** [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 12:48:12 PM  
**Attachments:** [20240613 Comments on 10 June Plan Comm Mtg.pdf](#)  
[20231200 Petition.pdf](#)  
[20240604 Petition.pdf](#)  
[20240606 Petition. Addendum.pdf](#)

Some people who received this message don't often get email from the-greens31@charter.net. [Learn why this is important](#)

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Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles and almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite

substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next two attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
  - What sacrifices should be made before we say enough is enough?
  - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priority of other outcomes where densification is concerned?
  - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized developed should not advance.**

Thank you,  
Michael A. Green  
6709 Old Sauk Rd  
Madison

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net) <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
**Sent:** Thursday, June 13, 2024 1:05 PM  
**To:** 'Madisonmayor@cityofmadison.com' <[Madisonmayor@cityofmadison.com](mailto:Madisonmayor@cityofmadison.com)>; 'allalders@cityofmadison.com' <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; 'npollack@madison.com' <[npollack@madison.com](mailto:npollack@madison.com)>; 'pfanlund@captimes.com' <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>; 'mtreinen@captimes.com' <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>; 'faye.parks@wortfm.org' <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>  
**Cc:** 'pccomments@cityofmadison.com' <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon  
Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.  
This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.  
I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.  
In the future, I look forward to seeing this reversal, possibly with different leadership. It’s one thing to chronicle talking to residents, to show “citizen involvement”, but it is entirely different if that box is checked and the input ignored.  
There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that “charm”, and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.  
There is a larger picture here.  
Thank you,  
Michael A. Green  
6709 Old Sauk Rd.  
Madison

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes



Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, Wi 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmann	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl



Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
**Addendum: 6 June 2024**

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

**Petitioner Addendum to Petition of 6 May to 4 June 2024  
Previously Submitted and Posted 5 June 2024**

Signatories - District 19 Resident Petition	
Name	Address
Hui Min Hsu	110 N. Yellowstone Dr. Madison WI53705
Bob Broman	518 san juan trail
Randolph Ashton	221 N Gammon Rd
William Houlihan	6606 Carlsbad Dr.,Madison Wi 53705
Mary S Gerbig	6606 Carlsbad Dr
Mary Ellen Kussow	mekussow@chorus.net
Karen Benton	306 Everglade Drive
Margaret Valitchka	946 SAUK RIDGE TRL
Jacqueline White	326 N Yellowstone Dr Madison, WI 53705
Joanna Otis	13 Blue Ridge Court
Ellen Roney	13 East Spyglass Ct
Elizabeth A Mael	1 Hartleigh Ct
Scott Hagen	21 Mt Rainier Lane, Madison, WI 53705
Douglas Van Leuven	317 Shiloh Dr
James Baccus	305 Yosemite Trail
Jennifer Fronczak	305 YOSEMITE TRL
Andrew Walker	409 Ozark Trl
Beth Anderson	810 Blue Ridge Parkway

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**To:** [All Alders](#)  
**Cc:** [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 4:43:01 PM  
**Attachments:** [image002.png](#)  
[Comments on the 20240610 PC Meeting #2.pdf](#)  
[20231200 Petition.pdf](#)  
[20240604 Petition.pdf](#)  
[20240606 Petition, Addendum.pdf](#)

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

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful

meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
  - What sacrifices should be made before we say enough is enough?
  - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
  - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,  
Michael A. Green  
6709 Old Sauk Rd  
Madison

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net) <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
**Sent:** Thursday, June 13, 2024 1:05 PM  
**To:** 'Madisonmayor@cityofmadison.com' <[Madisonmayor@cityofmadison.com](mailto:Madisonmayor@cityofmadison.com)>; 'allalders@cityofmadison.com' <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; 'npollack@madison.com' <[npollack@madison.com](mailto:npollack@madison.com)>; 'pfanlund@captimes.com' <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>; 'mtreinen@captimes.com' <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>; 'faye.parks@wortfm.org' <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>  
**Cc:** 'pccomments@cityofmadison.com' <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon  
Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.  
This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.  
I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.  
In the future, I look forward to seeing this reversal, possibly with different leadership. It’s one thing to chronicle talking to residents, to show “citizen involvement”, but it is entirely different if that box is checked and the input ignored.  
There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that “charm”, and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.  
There is a larger picture here.  
Thank you,  
Michael A. Green  
6709 Old Sauk Rd.  
Madison

Re: Virtual Public Hearing, Plan Commission Meeting, 5:30 pm on 10 June 2024  
Agenda Items #23, 24, 25, 26  
Concerning the Proposed Development at 6610-6706 Old Sauk Rd

### A Citizen's Experience

Disclaimer: Our position was in opposition to the proposed development. On all points, we lost.

Purpose, to Describe: First, how the process was conducted, or "how the game was played".  
Second, there are arbitrary, imprecise, qualitative judgement "features" in the process that can, depending on how they are selected, or spun, toggle the outcome to the one desired.

Impression: It was a thoroughly miserable experience in local civics and citizen involvement in the discussion of this proposal and of Madison's housing crisis. In a top-down policy environment the neighborhood is marginalized, rather than coming first.

To Begin:

#### 1. Accessibility

- a. There were Zoom login problems because of incorrect instructions to viewers or IT setup. I had to intervene, when another speaker was called, to bring this up as the problem became known from neighbors; this got a nod of recognition, but no redress or apology from the Plan Commission (PC). Had the public's input been valued, this could have been remedied *before* continuation; that was not the case.
- b. The answer to any of the following complaints is/was/or will be that this is not how PC meetings are run; this is not helpful if this is your first, virtual PC meeting.
  - i. Never have I seen a Zoom setup like this ... and I've been to too many virtual meetings:
    - (1) No chat function (useful to ask moderator a question offline)
    - (2) No video function (my presentation relied on being able to hold up an exhibit and I was unable to do so); a possible counter argument was that my graphic could have been sent to the PC ahead of meeting. I didn't do this since I was unfamiliar with their procedures and setup and I wanted to be able to rehearse and time optimize my presentation
    - (3) No participants icon that would/could have indicated login problems
    - (4) Screen so sparse of detail one couldn't even tell if logged in (to speak) or not
  - ii. With no "time expires in xxx seconds" messaging to speakers, speakers were just cutoff even in mid-sentence.

#### 2. Communication

- a. There was an unmistakable, deferential camaraderie between the PC and the developer. The public are definitely on the "outside looking in" of that relationship.
- b. Public input was metered, but not uniformly. Presentation cutoff times varied from 3-3.5 minutes.
- c. By contrast, the developer could be, and was, granted more, unlimited time by virtue of

- simply being asked a leading, soft-ball question by a PC member. There were no instances of the public or its experts being asked any questions or in any way being engaged in dialog. The tone of the meeting was clearly in favor of the developer.
- d. The PC only had discussion about approval, justification, and praise for developer.
  - e. The PC's appreciation to public attendees that "your voice was heard" and "we know how difficult this process can be", etc. came across as hollow and disingenuous on the verge of becoming insulting.
  - f. Finally, all four Items were summarily passed in oblivious disregard for the public's input.
3. PC Decision Making
    - a. The outcome was clearly pre-ordained and never in doubt; the default on every motion was always "unanimous consent assumed unless a hand is raised" (by a PC member) ... there was never any discussion, or raised hands: every motion was systematically unanimous. The cruxes of public feedback summarily vanished.
    - b. In this case, at least, the developer worked with the PC for months to reach a mutually desirable outcome; a Staff Report from the Plan Division had gone to the PC a few days before the Meeting where it is given a "public hearing". Since the public's voice is not listened to, absorbed, thought about, questioned, and/or assimilated, "public hearing" essentially means the public gets to hear, but not interfere with, the agreed-to plan.
  4. The Staff Report – [shown in blue are examples of critical measures spun for a desired result](#)
    - a. Pg 12 is a mess – Under Recommendations the 1<sup>st</sup> & 3<sup>rd</sup> bullets are from another development. Was ignoring these obvious, major written gaffes called for, or was there important text that should have been there and made available to the public?
    - b. There are qualitative, subjective, and tentative wordings such as "could find", "believes", "feels" in critical instances in the absence of more quantitative, objective, and certain measures. This was invariably replaced by either language that discounted negative assertions or resulted in recommended "fact".
    - c. [The development's frontal view is nowhere close to the Comprehensive Plan's wording "... newly developing LMR areas should be seamlessly integrated with surrounding development"](#). This has previously been included in written, public comments including graphics; this would have been shown except that the PC does not allow video. But no matter: the developer justified (to itself and the PC) the proposed building's height and massing by comparison to another, higher complex over a mile away that happens to be in a more appropriate zoning setting and has BRT. The best comparable is the apartments immediately to the east of the proposed development; had they been used for comparison it is immediately apparent that it is vastly exceeded by the proposed building. See attachment.
    - d. Rebuttal of storm water issues was incomplete at best; possibly incorrect at worst. New concepts became apparent in the Staff Report that suggest a storm water easement, and which the City will acquire if the developer can't. This is a new chapter in the discussion.
    - e. [Select conditions](#) – These were spun to justify additional upzoning (in this case du/ac) but also setting future precedent for much greater scale and density (a process the City terms proactive rezoning) elsewhere. Staff and PC stated that arterial status and bus availability were " ... most significant factors as to why the proposed development may be approved." despite the complex not meeting at least 3 other, more significant factors. This is arbitrary cherry-picking favorable to a desired outcome.

Here is a table of those factors, with various points of view; [red is negative](#), [green is positive](#), and [brown is in between](#).

Factor	Opposition's Position	PC	
		Position	Resolve
Relationships between proposed buildings and their surroundings	Totally Negative Simply not consistent with Comprehensive Plan wording	Negative: Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. But then side with the developer's efforts	Pass
Amenities	Negative: only has meaning if within walking distance	Other than onsite – Unsubstantiated	Pass
Urban Service	None (other than bus which is double counting)	Other than bus (already included) – unsubstantiated	Pass
Arterial Street	Negative: 2-lane, at capacity; don't use to leverage more usage; overflow parking problem especially in winter; OSR is a minor arterial road	Say fulfilled	Pass
Transit	Bus line; leveraged by "arterial" street designation; little usage at present	Overplay	Pass
Natural features	Arguable since not defined. There are trees, wildlife, and good soil. There is a historic barn, likely the last in Madison and one of the few in Dane County ...	Say fulfilled	Pass
Park	Say fulfilled	Say fulfilled	Pass

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In conclusion: This process cannot be distinguished from being political with enough arbitrariness to produce a desired outcome. Is there any monitoring, oversight, check or balance of the Plan Commission procedures? How is meaningful, bottom-up neighborhood feedback and dialog restored to this process?





Side-by-Side Comparison: Top – illustrates height; Bottom – best illustrates frontal length and overall comparison.

#### BEST, IMMEDIATELY NEIGHBORING, COMPARABLE COMPARISON

Parameter	Proposed Building	Settlers Woods
Frontal Length	400 ft	100 ft
Setback from Curb	35	84
Height	More	Less
Ratio, Apparent (Angular) Height from Curb	2-3	to 1
Dwelling Units / Acre	36.6	14.4

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No



Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauks woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, WI 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.



Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmann	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
**Addendum: 6 June 2024**

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

**Petitioner Addendum to Petition of 6 May to 4 June 2024  
Previously Submitted and Posted 5 June 2024**

Signatories - District 19 Resident Petition	
Name	Address
Hui Min Hsu	110 N. Yellowstone Dr. Madison WI53705
Bob Broman	518 san juan trail
Randolph Ashton	221 N Gammon Rd
William Houlihan	6606 Carlsbad Dr.,Madison Wi 53705
Mary S Gerbig	6606 Carlsbad Dr
Mary Ellen Kussow	mekussow@chorus.net
Karen Benton	306 Everglade Drive
Margaret Valitchka	946 SAUK RIDGE TRL
Jacqueline White	326 N Yellowstone Dr Madison, WI 53705
Joanna Otis	13 Blue Ridge Court
Ellen Roney	13 East Spyglass Ct
Elizabeth A Mael	1 Hartleigh Ct
Scott Hagen	21 Mt Rainier Lane, Madison, WI 53705
Douglas Van Leuven	317 Shiloh Dr
James Baccus	305 Yosemite Trail
Jennifer Fronczak	305 YOSEMITE TRL
Andrew Walker	409 Ozark Trl
Beth Anderson	810 Blue Ridge Parkway



**From:** [Sarah Hamilton](#)  
**To:** [All Alders](#)  
**Subject:** 6/18/2024 Common Council Mtg, agenda #83477  
**Date:** Tuesday, June 18, 2024 7:32:52 AM

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We have already voiced our strong objections to the rezoning on Old Sauk Road and to the Stone House proposal for the 3 story 138 unit apartment complex.

We are now asking/begging that you hold off final approval of this rezoning and construction until you have THOROUGHLY investigated all the storm water concerns and issues brought to light at the last meeting by engineers and professionals in this area. They offered valid reasons why the Stone House storm water design was not sufficient and would cause damage to the land and homes around the proposed development. You are replacing 4 acres of land and trees that absorb volumes of storm water with solid concrete that absorbs nothing. You and Stone House must do all you can to be ABSOLUTELY sure you have a system in place that will absorb all this water for years to come and will protect the land and homes surrounding this mass of concrete. As stated at the last meeting many of these homeowners in that area already have water issues. Please do not compound the situation with an inadequate storm water system. Just because you have an accepted system does not mean it is the appropriate one for this area.

Please listen to this very serious concern and do your due diligence. Do not give final approval until you have found the right system for this area.

Thank you,  
Bill and Sarah Hamilton  
401 Blue Ridge Pkwy  
Madison, Wi 53705

Sent from my iPad



**From:** [ianjjamison@gmail.com](mailto:ianjjamison@gmail.com)  
**To:** [All Alders](#)  
**Cc:** [Rummel, Marsha](#); [cailey.jamison@gmail.com](mailto:cailey.jamison@gmail.com)  
**Subject:** Support Old Sauk Rd & Tiny Homes  
**Date:** Monday, June 17, 2024 9:14:37 AM

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Hi,

We're writing to share our strong support for Agenda items #13 and #14.

On Tiny Homes – we live about four blocks away from the existing Occupy community on 3<sup>rd</sup> Street. We have had absolutely no bad experiences with them. On the contrary, they've been a valuable part of our community – including with their great annual plant sale. I ask you to set aside the overwrought, exclusionary fearmongering and support this much-needed housing option for some of our most vulnerable neighbors.

We also strongly support the Old Sauk Road proposal. It is exactly the kind of effort the City needs – led by a local developer with a strong reputation, an incremental infill of only 3 stories, and a transit-friendly project on an arterial. Please remember that the voices you hear opposing this are not representative. They are the loudest, Whitest, richest subset of folks who believe their access and resources earn them an extra voice in this process. You *won't* be hearing from the 138 families who will live in this building in the future and be able to enjoy the West side.

Voting down this proposal will send a terrible message – that no matter how much a project plays by the rules, or what the City plans say, a group of people rich enough to buy their own engineer get the final say. If these folks are successful in stopping a tasteful, three-story “monstrosity”, it will just embolden them to throw more sand into the gears of the City's public objectives.

**Ian & Cailey Jamison**  
District 6

**From:** [Cathy Kennedy](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 3:21:28 PM

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Hello Madison City Alders,

Please go visit the site where this building is proposed. This building will look very strange in this neighborhood. It's way too large for the space and for what is around it. Please consider something smaller that fits with the look of what is in the neighborhood.

Also, increased traffic further East down to Old Middleton Road will create more problems than what is already there. Specifically the intersections of Old Sauk, Old Middleton and Rosa Road.

Thank you so much.

Catherine Kennedy  
226 Glen Hollow Road.

**From:** [Beth Kienbaum](#)  
**To:** [All Alders](#); [Matthias, Isaac L](#)  
**Subject:** Oppose Agenda item 13 on June 18, 2024  
**Date:** Sunday, June 16, 2024 5:29:58 PM  
**Attachments:** [Common Council 624.docx](#)

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

Please read and consider our attached letter for opposition to Agenda Item 13 on June 18, 2024.

Thank you,

Dennis and Beth Kienbaum  
Madison, WI  
Residents of District 13

16 June 2024

Dear Common Council:

We write to request your disapproval of the June 18<sup>th</sup> Agenda items 13 and 49 and to Legistar Nos. 82950, 82972, 82979 and 83477, pertaining to Stone House's project proposal for 6610-6705 Old Sauk Road.

It seems bullish of the Council to possibly approve what appears to be a misfit to District 19 residents, given their overwhelming strong opposition to the Stone House proposal. Residents have well pointed out to you the inconsistencies with the Comprehensive Plan for the Neighborhood in two separate petitions opposing the development with 259 and 261 signatures each. For the Planning Commission's June 10<sup>th</sup> meeting, a majority of District 19 residents (93%) voted against all agenda items related to Stone House's proposal (420 vs 30).

Please reconsider the following objections:

- **Rezoning Not Consistent with the Neighborhood.** Rezoning to accommodate a massive housing structure is inconsistent with the neighborhood, adding unacceptable traffic and safety issues. Residents ARE in favor of smaller density, multiple owner and rental properties that accommodate the "Missing Middle" and better fit into the character of this residential neighborhood (e.g., condos, townhouses, duplexes, triplexes, and row housing). Other developers should be invited to provide such housing.
- **Stone House's Proposal is Oversized** in comparison to surrounding houses in the neighborhood, with its proposed 3-story, 138-unit rental apartment structure at approximately 425' long; longer than a football field and better constructed in Madison currently zoned for such a structure! The Planning Commission's Staff Report acknowledges "the scale and mass of the proposed building will be unlike any other residential building in the surrounding area". The proposal inappropriately bypassed considerations of smaller building proposals.
- **Stormwater planning is Deficient.** The proposal does not adequately mitigate stormwater runoff. This site is in a flood prone area per the City Flood Risk Map. Nearby properties require regular use of sump pumps. Given climate change causes increased storm and rainfall events, Madison needs better stormwater mitigation practices for locating large structures such as this. The proposed building site currently absorbs most rainfall events; the proposed building mitigation measures are not adequate for flood protection, and will likely exacerbate existing problems.
- **Increased Traffic and Safety Issues** caused by the proposed high-density apartments, are inconsistent with Neighborhood planning. The Planning Commission's Staff Report indicates that "the property is located in an area of the City that does not have neighborhood-serving commercial businesses within

reasonable walking distance”. Old Sauk Rd is a two-lane road. It is not close to the BRT, not in the Regional Corridor and Growth Priority Area, and not in the Preferred Transit Oriented Development Area. Hundreds of new apartment residents, their visitors, and delivery vehicles will overburden traffic accommodations; adding to safety problems.

Please listen to the valid concerns of the affected residents who are in opposition to this proposal. Hopefully, smaller scale residential development options can be further explored.

Sincerely,

Dennis and Beth Kienbaum  
Madison residents, District 13

**From:** [Grace Kwon](#)  
**To:** [All Alders](#)  
**Subject:** People Before Profit\$\$\$ Vote "NO" #13 &49 on 6/18 Common Council Meeting 6:30pm  
**Date:** Monday, June 17, 2024 7:19:57 PM

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Dear Alders,

Please put "People Before Profit \$\$\$" by voting "NO" on Agenda #13 & 49 at 6/18 Common Council Meeting @6:30pm.

We, the current West Area residents, overwhelmingly opposed the changes to the West Area including the proposed apartment-only Stone House Development on 6610-6707 Old Sauk Rd. We have submitted numerous petitions with 100s of signatures each, written countless letters, spoken up for hours until the wee hours of the morning, and attended meetings to express our opposition to the direction of our City! The recent 6/10 PC meeting link below.

**LEGISTAR FILE 82972: [LINK](#)**

All documents related to demolition, re-zoning, project proposal/plan

**VIDEO: PLAN COMMISSION MEETING 6/10/24: [LINK](#)**

Agenda Items 23-26: Discussion begins at 2:58:00

YES WE CAN... build better!

Rather than apartment-only development which is now 60% of the housing market, let's build better with seller, buyer and neighborhood working together to build homes, townhouses, condos, mixed-use housing with retail, apartments, condos, and other services that fit in seamlessly and enhance the neighborhood while providing additional sustainable housing for the 21st Century!

There's such an offer and other parties interested in building lower density 2 story housing that would be ideal for this property.

Partner with UW to build more dormitories/ housing for the additional 10,000 student increase! 8500 are housed in the dorms at 3-4 per room!

YES WE CAN.... build equity in home/condo/townhouse ownership by converting apartments to condos now!

YES WE CAN.... fix the \$25M deficit! Use the \$41.2M found in the budget to pay for the 2025 \$25M deficit with \$16.2M still in the bank! Use the next year to reevaluate the entire budget line by line, including all positions and services!

**NO REFERENDUM!**

YES WE CAN.... Get our fair share from the State! We reach out to Governor Tony Evers and Rep. Robin Voss to pass a 1/4% sales tax and a 1/4% transit tax! Have developers also pay their fair share of property taxes on apartments. For example, apartments and condos in the same complex should have the same evaluations and generate the same taxes.

YES WE CAN... get to 40% tree canopy! Work together with private property owners, neighborhoods, arborists, landscapers, landscape architects, and the city!

YES WE CAN... bring everybody up through education and opportunity!

YES WE CAN.... work together to bring forth a safe, sustainable, resilient Madison for generations to come!

Please Vote “NO” on Agenda #13 & 49 and put People Before Profit\$\$\$!

Please carefully consider your decision on the upcoming Common Council meeting 6/18 @6:30pm and not “RUBBER STAMP IT” to follow Mayor Satya’s orders like the PC meeting 6/10!

Please question why you became an alder and who you really represent?

“The mission of the Common Council is to represent the residents of Madison by promoting the safety, health, and general well-being of the community by incorporating the City’s core values into their work with currently available resources.”

Sincerely,  
Grace Kwon(she,her)  
District 19

**From:** [Ann MacGuidwin](#)  
**To:** [All Alders](#)  
**Subject:** CC Agenda Item 19, June 18 2024  
**Date:** Tuesday, June 18, 2024 11:56:04 AM

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To: Members of the Common Council

Re: Agenda Item 19 June 18, 2024: Changing the zoning of 6610-6706 Old Sauk Rd from SR-C1 and SR-C3 to TR-U2

6610-6706 Old Sauk Rd is being over built at the behest of a developer and misfortune of neighboring property owners. The parcel was escalated to medium residential density from its low-medium designation in the Comprehensive Plan and then zoned high density, an unnecessary escalation from the districting options considered “primary” and “appropriate” (city’s own words) for medium residential density (SR-V2, TR-V2, TR-U1). Conditional approval was then granted for > 60 units and an outdoor recreation area in a TR-U2 district.

These decisions were flawed because two undisputed issues were rationalized at each step of the process: 1) the property is highly water sensitive, prone to flooding, and known to discharge stormwater runoff to neighbors, and 2) the scale of the proposed apartment building is grossly disproportionate to residences in the two neighborhoods surrounding 6610-6706 Old Sauk Rd (Woodland Hills and Parkwood Hills).

Issue: **Water-sensitive property prone to flooding.**

Evidence: a) Stickers-Mendota Watershed Report maps (2022)  
b) testimony by neighbors (see letters filed as public comments)

Decision: Escalating to medium density

One of the select conditions for escalating to medium density is “relationships between proposed buildings and..... natural features”. There is no definition of “natural features”, text clarifying the intent of this condition, or much precedent as this language was only added to the comprehensive plan in December 2023. The Plan Commission chose to consider only those natural features that limit building size because they (the feature) should be preserved. An equally reasonable inclusion would be natural features that limit building size because a portion of the parcel must be dedicated to mitigating harm caused by the



feature. This is the case with the Stone House Property. Natural features of every soil are porosity and storage capacity that are determined by the composition and arrangement of particulate matter. Porosity and storage capacity are related and together affect the rate at which rainwater infiltrates into the ground. Stone House proposes to use infiltration tanks to harvest and direct stormwater downward. Soil tests on the Stone House property show the soil has low porosity under the building site so the captured water is likely to drain too slow to prevent lateral movement to the west. Stone House proposes the novel measure of excavating and turning the soil to add air and hence, increase porosity. The project will meet city standards only if this maneuver is successful. UW-Madison Soil Science Professor Dr. John Norman is skeptical and points out that the weight of the tanks themselves and the building above them will return the soil to its original state of low porosity within a short time. He points out that the infiltration basin that receives the excess water is also bound to return to a low porosity state because silt particulate matter in combination with de-icing chemicals will make the bottom of the pond impervious over time. A city engineer confirms that the infiltration rates Stone House claims will be achieved meet city standards, but also points out that Stone House has not yet figured out how they will verify those claims. The Plan Commission implied that Stone House is benevolent for soil testing and planning "above and beyond", but the reality is that stormwater issues on this property are real, highly significant to neighbors, and open to scrutiny by the City and DNR. The very fact that Stone House needs an exceptionally aggressive and risky stormwater management system and must dedicate land to an infiltration basin is evidence that escalation to medium residential density is not warranted. This water-sensitive property should not be a candidate for intensification!

**Decision:** Conditional Approval of > 60 units and an outdoor recreation area

One of the standards that must be met for conditional approval is "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." The Stone House project is unique in that two neighborhoods developed around the Stone House parcel, a former farm. There are 28 single-family and one multi-family properties within 200 feet of the Stone House parcel and many more within 500 feet. All of the properties adjacent to the Stone House parcel will be downhill from the building, underground infiltration system, and infiltration basin. These residences

already have sump pumps and deal with excess water during heavy storms or a series of sequential storms. There is high likelihood that their water problems will increase with the building of the Stone House apartment, damaging their residences, elevating their insurance costs, and diminishing the competitiveness of their homes in the housing market. A similar case can be made for the outdoor recreation area clearly designed for adult use. Excessive noise and light from potentially hundreds of apartment residents only feet away will diminish the ability of neighbors to enjoy their residential property and the competitiveness of their homes in the housing market.

Issue: **Fit with the neighborhood**

Evidence: a.) data from Madison Assessor site  
b.) staff report (“Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area.”)

Decision Escalating to medium density

One of the select conditions for escalation to medium density is “Relationship between the proposed building and ...lot and block characteristics.” Of the 29 properties within 200 feet of the proposed building, 100% are less than three stories, 56% are less than two stories, and 12 of the 29 are less than 2000 sq ft. The largest neighboring building visible from Old Sauk Rd is an 8-unit multifamily apartment building and it is two stories and 7600 sq ft – 19.6 times smaller than the proposed apartment building! The Stone House apartment sits on the edge of the Woodland Hills neighborhood and is directly across from the Parkwood Hills neighborhood. The developer claimed comparable fit with apartments outside of both these neighborhoods – one of which was close to Mineral Point Rd, a 4-lane major arterial street nothing like Old Sauk Rd. Failure to meet this condition should have precluded escalation to medium density, but the Plan Commission solved the lack of fit by declaring that all conditions did not have to be met to merit approval.

Decision Zoning to TR-U2 and Conditional Approval of > 60 units and an outdoor recreation area

Urban zoning is out of character for residential properties along Old Sauk Rd or in the two neighborhoods surrounding the Stone House development, Woodland Hills and Parkwood Hills. All of the aforementioned properties are

zoned as a suburban district or as a Planned District with setbacks and usable open space equivalent to suburban zoning. All have front yards with 25 or 30-ft setbacks (except for two condominium homes with 15-ft front setbacks) and every house or unit has its own dedicated garage. The Staff Report says “It was further noted that there are other multi-family developments of a similar scale nearby.”, the key word being “nearby”. All but one multi-family enterprise within a 1-mile radius of the Stone House property (Point Place Senior Living on Tree Lane) are divided among multiple buildings, each many times smaller than the single 148,690 sq ft building proposed by Stone House. Old Sauk Rd presents as the antithesis of “urban” as it is lined with wooded lots, Owen Conservation Park, heritage properties (Brittingham House and Crestwood School), and residences built 40 to 50 years ago. It is very common for traffic to be stopped by turkeys or deer crossing the street.

I’ve paid close attention to this issue and am appalled that the justification for the zoning and approvals has trivialized the concern of neighbors and experts about the impact of the Stone House project on water damage to their homes and ignored their opinions about the “fit” of the project in their neighborhoods. There is strong and widespread support for building more multi-family housing on the west side and the lack of public reaction to the many multi-family residences close to Woodland Hills and Parkwood Hills are testament to that fact. Please know that it is this particular project on this particular site that has elicited our strong opposition.

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [José J Madera](#)  
**To:** [All Alders](#)  
**Cc:** [KIM SANTIAGO](#)  
**Subject:** Opposition to Stone House Development: 6610- 6706 Old Sauk Road  
**Date:** Tuesday, June 18, 2024 9:17:08 AM

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Some people who received this message don't often get email from [jjmaderawi@gmail.com](mailto:jjmaderawi@gmail.com). [Learn why this is important](#)

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Dear All City of Madison Alders,

This message is intended to share and express my strongest opposition to the proposed development by Stone House Development filed for the Pierstorff parcels, 6610- 6706 Old Sauk Road, for a 3 story, 138 unit apartment building.

My wife, Kim Santiago, and I have been residents of 6901 Old Sauk Court for over 20 years. The addition of this out-of scale, monstrous apartment building will directly and negatively affect not just our quality of life, but that of the entire neighborhood E to W, in and around Old Sauk Road. Heavier traffic, higher vehicle density, increased use of neighborhood street parking, noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to removal of trees and vegetation causing flooding events, and increased danger to commuting area bikers are some of the unwanted, critical and imminent negative effects of these potential developments.

The Plan Commission report states that they "found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan", The Comprehensive Plan has drawn great opposition from members of District 19 and those directly impacted by it. The Plan Commission decision was only focused on "the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre ... are met at this site"

No public comments in opposition to the approval of zoning changes were even considered by Plan Commission alders and commissioners during the discussion. There was almost no discussion of the negative impact this development will have in the vicinity and overall neighborhood related to traffic, parking, overall nuisance, impact on the ecosystem, and many other matters brought to the Plan Commission's attention. Please watch the video.

The main concern was the need to create more affordable housing in Madison. The developer has not even proposed units that provide subsidized housing. It is market-rate housing. Combined, approx 60% of the units are studios or one bedroom units. So, who's going to benefit? The needy, low-income folks, or those who can afford to pay market-rate rent?

We want our opposition to this proposal to be recorded in today's City Council meeting. This proposed development is completely out of scale with

the Old Sauk Road neighborhood and undoubtedly, will become the most ugly and unwanted eyesores in our community.

Respectfully submitted,

José J Madera  
Kim Santiago de Madera  
7901 Old Sauk Court  
Madison WI 53717  
(608) 833-5251

**From:** [Judy Meyers](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Project  
**Date:** Tuesday, June 18, 2024 9:36:10 AM

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Please file in Legistar #83477.

**Dear City Council,**

**I write to voice my strong opposition to the plans for the 138-unit Stone House Project which I think is too large for the site (6610-6706 Old Sauk Road). Though I am concerned about impacts such as increased vehicle traffic, additional noise, and the plans to reduce or eliminate the trees on this property, my main worry is that potential watershed and flooding issues have not been adequately addressed. An engineering review conducted by Prof. John Norman on May 24 recommended that this zoning change be postponed "until further detail becomes available regarding the proposed stormwater practices for this development."**

**I have lived on St. Andrew's Circle since 1988, and I know first-hand that the undeveloped land directly behind my home routinely floods when we have storms. I know many of my neighbors already worry about flooding, and this project will only worsen those concerns. The reality of global warming and climate change has increased the likelihood of more dramatic weather events such as major storms, and so we must be extra cautious. Simply meeting minimum codes is not enough.**

**I am not opposed to some development on the site, but what is proposed is simply too large. If the City Council/Planning Commission refuses the rezoning request, this action will place pressure on the landowners to lower their price, making it possible for the developer to build something smaller while still turning a profit. That is the most sensible solution.**

**The city government should show some leadership here and listen to the widespread opposition to this project by the people who live here. We will be the most directly impacted, and our concerns must be taken seriously.**

**Best wishes,  
Judith A. Meyers**

**17 St. Andrews Circle  
Madison WI 53717**

**From:** [Chuck Nahn](#)  
**To:** [All Alders](#)  
**Cc:** [jeff.western](#); [Mary Umbeck](#); [William S. Cole](#); [Tim Burns](#); [cnelson@axley.com](#)  
**Subject:** Fwd: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
**Date:** Tuesday, June 18, 2024 10:45:37 AM  
**Attachments:** [nahnandassociatesEngineering Review Comments.pdf](#)

Some people who received this message don't often get email from chucknahn@gmail.com. [Learn why this is important](#)

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Dear President Cole and Alders,

I am a professional engineer hired by the neighboring property owners to review the stormwater management and erosion control plan for the proposed Old Sauk Road Apartments (Stone House Old Sauk proposal-CC Item13.83477).

Listed below are comments I made at the June 10 Plan commission meeting and attached is a list of my stormwater concerns based upon reviewing the latest stormwater plan ( by Wyser Eng. dated May 24,2024).

I am opposed to this zoning change, demolition and certified survey map modification until further stormwater details become available.

Thank you.

Chuck

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

----- Forwarded message -----

From: **Chuck Nahn** <[chucknahn@gmail.com](mailto:chucknahn@gmail.com)>  
Date: Mon, Jun 10, 2024 at 11:19 AM  
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
To: Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
Cc: John <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>, Greg Fries <[gfries@cityofmadison.com](mailto:gfries@cityofmadison.com)>, jeff western <[jwestern@chorus.net](mailto:jwestern@chorus.net)>, Mary Umbeck <[mpumbeck@chorus.net](mailto:mpumbeck@chorus.net)>, Janet <[jschmidt@cityofmadison.com](mailto:jschmidt@cityofmadison.com)>, William S. Cole <[wcole@axley.com](mailto:wcole@axley.com)>, <[tjburns@hotmail.com](mailto:tjburns@hotmail.com)>, <[jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)>, <[tparks@cityofmadison.com](mailto:tparks@cityofmadison.com)>, <[leddell.zellers@gmail.com](mailto:leddell.zellers@gmail.com)>, <[cnelson@axley.com](mailto:cnelson@axley.com)>, <[district10@cityofmadison.com](mailto:district10@cityofmadison.com)>, <[bfruhling@cityofmadison.com](mailto:bfruhling@cityofmadison.com)>

Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd



"My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered professional Civil Engineer retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments. I have over 40 years of engineering experience specializing in stormwater management and flood control issues. I have a bachelors and masters degree in Civil Engineering and have served on the state-wide WDNR Infiltration SOC Technical Standard team.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- Underground Tank Infiltration Rate-
  - The infiltration rates used in the report are overestimated and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
  - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
  - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (Professor Emeritus of Soil Science) comments.
  - Sodium Chloride used for winter de-icing of street, driveway and parking lot may cause soil sodification and immediate infiltration failure based on Dr. Norman's comments.
- Pre-existing Detention not applied to on-site discharge- City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- Potential Increased Flooding to Lower basements for North Property Owners- Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- Proposed Underground Tank Outflow pipes elevations- If underground infiltration tanks should not infiltrate as designed, the outflow pipe elevation will negate  $\frac{3}{4}$  of the existing storage of the underground tanks.

Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners."

Chuck

--

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

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## Engineering Review Comments

### Wyser Stormwater Plan and Stormwater Management Report

Dated: May 24, 2024 received May 28

Note: These review comments include a review of the Wyser Cover Letter dated May 24, 2024, Greg Fries Engineering Comments dated May 31, and J. Norman review comments.

**Overall Stormwater Review-** My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. Based on the latest submittal by Wyser, serious concerns remain over the underground infiltration tanks infiltration rates, Upflo filters water quality removal rates, unintended detention storage requirements and underground tank low-flow outlet pipe elevations. Please note that the density of this development directly determines the stormwater runoff issues in terms of increased paved area. Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners. The questionable design infiltration rates, as described below, also directly affect the runoff rate, water quality and infiltration site requirements needed to meet City ordinance- Chapter 37.

### **Specific Review Comments-1. Design Infiltration Rate for Underground Tank #1, #2 and Infiltration Basin-**

**a. Underground Tank #1-** Wyser has obtained two new borings extending Test Pits 9 and 10 to 25 ' below the existing surface and 7.8' -8' below the native soil interface for Underground Tank #1 at 1013. These extended borings show similar results of Fine Sand (FS) texture with Silt Seams resulting in a .13-.5 in/hr. hydraulic application rate as original Test Pit #8. **All three of these test pits/borings show a similar soil texture of Fine Sand with Silt Seams 5 feet below the native soil interface.** Wyser proposes to increase the infiltration rate to .5 inches/hour by mixing the fine sand and silt seams to 5 feet below the native soil interface. Dr. Normans comments indicate this will not work but even if it did work, there would still be 2.8'-3' below the 5 ft depths with the undisturbed fine sand with silt seams that would be limiting infiltration. They should mix soils at least to 7.8' to 8' which raises the question of what is below the mixed layer that would further limit infiltration below the boring depths of 25 feet. **Recommendation- Use minimum Infiltration rate of .13 in/hr. given the tremendous uncertainties regarding infiltration performance for Underground Tank #1. Relocate Underground Tank #1 in an area more suitable for infiltration with S or VGRLS as soil texture 5 feet below native sand interface.**

**b. Underground Tank #2-** Wyser uses Test Pits 13 and 7 to get an average Design infiltration rate of 1.06 inch/hour. Both test pits do extend 5 feet or more below the native soil interface of 1010.2. However, Test Pit #13 is similar to Test pits 8, 9 and 10 for Underground Tank #1 in that Fine Sand with Silt Seams is shown from 3.3 to 5.8 feet below the native soil interface. Similar comments for Test pit #1 (listed above) apply to this Test Pit in terms of questionable mixing of soils, soil compaction during construction, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for test pit 13 given the tremendous uncertainties regarding infiltration performance for Underground Tank #2.**

**c. Infiltration Basin** – Test pit #3 also has Fine sand with silt lean seams text 5 feet below the native soil interface. Similar comments for Test Pit #9 and #10 (listed above) apply to Test Pit #3 in terms of questionable mixing of soils, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for Test pit 3 given the tremendous uncertainties regarding infiltration performance for infiltration basin.**

**2. Infiltration Rate Correction Factors not used-**Table 4 of Technical Standard #1002 recommends correction factors if soil mitigation is not mitigated. This correction factor is to account for incidental compaction during construction. Wyser claims to mitigate soil compaction by mixing the 5 feet below the native soil interface to achieve a .5 inch/hour design infiltration rate and not apply a correction factor due to the soil compaction mitigation. Dr Norman comments have stated this mixing will not work in re-establishing infiltration and it is more likely that an impervious surface will be created at the native soil interface due to the soil properties. As noted above, the 5 feet mixing depth is not deep enough based on the latest soil borings. Even if the mixing worked, there will be significant compaction that will occur as they bring in the rock and concrete vault structure proposed above the native soil interface as noted in Dr. Normans review comments. **Recommendation- A correction factor specified in Table 4 of Tech Standard #1002, should be applied to the design infiltration rates of both underground tanks due to the tremendous uncertainties regarding infiltration performance. Please note that pre-development and post development stormwater flows are based on infiltration rates. If these rates change, the pre-development and post-development runoff rates will also change.**

**3. Elevation of Low flow outlet pipes from Underground Tank #1 and #2 and low flow discharge from tanks-** The Utility Plan on Page C300 shows Manhole #11 and Manholes #8 located very close to the end of underground Tank #1 and #2 but the underground tank details on Page C 401 do not show any low flow outlet pipe connection. The Underground Infiltration System #1 and #2 outlet does reference a “12” pipe from underground to Manhole” at 1020 elevation. If the design infiltration rates do not occur (see comments above), all stormwater below this elevation will remain trapped in the underground system with no possible discharge. **Recommendation- Change configuration of underground tanks so that the elevation of the low flow outlet pipe is closer to the native soil interface. Show 12” low flow pipe connection on detail drawing for Underground Tanks #1 and #2.**

Please note the Wyser Cover letter dated-Item 4, “Old Sauk Road Storm Sewer” b. states

*“Additionally, the underground infiltration facilities do not have discharge into the storm sewer through the 10-year storm event. There is no low flow event to pump from these basins.”*

Once again, based on this comment and as described above, all stormwater flows up to the 10-year event are entirely dependent on infiltration to discharge the accumulated stormwater in the underground tanks

below 1020 elevation. If infiltration fails or is decreased due to underground tank clogging, the underground tank will need to be dewatered to maintain them.

**4. Pre-Existing Detention-** Base on my earlier comments, no calculation or description in the stormwater report is provided to show how Wyser determined the pre-existing detention volume of 30,327 cubic feet or the on-site pre-post matching volume of 3027. The noted added to the report references Drawing D.1 in Appendix D which shows 100-year flow elevations (from the Brown and Caldwell report) ranging from 1018-1021 but does not show the existing ground elevations used to determine the depth of flooding. Measuring the “Volume Boundary” line (delineated in red) yields a surface area of 65,291 sq. feet which would give an average flooding depth of .46 feet to give the pre-existing detention volume of 30,327 cubic feet. The flooding depths appear to be deeper than .46 feet based on a preliminary review of existing topographic maps.

The Wyser Cover letter Item 2 “Pre-existing Detention” a. states:

*“The underground infiltration facilities and a small volume of the infiltration basin were used to meet the pre- to post-rate controls. The additional volume of the pre-existing detention volume was added to the infiltration basin volume to determine the total volume required for the basin.”*

The only stormwater for pre- and post-development on-site rate control used in the infiltration basin is for precipitation falling directly on the grassed surface which is the same as pre-development conditions. Stormwater runoff from the paved surfaces of the development causing the post-development rate increase is being diverted around the infiltration basin directly to the level spreader outfall. Since the on-site post development flows are being diverted, “a small volume of the infiltration basin” cannot be used for pre and post development matching. **Recommendation- Cut off the stormwater pipe diverting post-development flows around the infiltration basin to allow flow to enter infiltration basin on northern end.**

**5.Old Sauk Road Storm Sewer-**The Wyser cover letter states:

*“5. Old Sauk Road Storm Sewer  
a. Discharging into the Old Sauk Road storm sewer would take existing runoff flowing through the site and send it west to a different watershed.”*

Based on the enclosed storm sewer and flood maps from the Brown and Caldwell flood study, the watershed is the same- the Strikers watershed. Both the Old Sauk Road and East Spyglass Circle storm sewer pipes connect to the same pipe 150 ft. downstream. Both pipes and inlets also have the same level of 2% Flood Protection.

Discharging to Old Sauk road storm sewer would:

- provide a stable outlet,
- Prevent blockage of inlet grate at E. Spyglass Court with vegetation and debris and corresponding localized flooding
- eliminate the 40-foot-long level spreader weeper dam.

**6. Groundwater Mounding Potential-** Both the City of Madison and Wyser have commented that there is nothing in the City or State Stormwater Ordinance that requires a groundwater mounding analysis. Tech Standard #1002 Considerations 7. states

*“Consider conducting a groundwater mounding analysis to verify that the highest anticipated groundwater level does not approach the native soil interface. The infiltration rate into saturated soil in this case may be at or near zero. This standard requires that limiting layers within 5 feet below the native soil interface of an infiltration device be considered in the design infiltration rate. It is also possible for a limiting layer more than 5 feet below the native soil interface to affect an infiltration device where lateral movement is limited. Increased mounding height, and therefore the potential for increased infiltration device drawdown time, are more likely to occur under the following conditions: shallow depth to groundwater or limiting layer, increased infiltration device size, decreased device length/width ratio, the presence of low-hydraulic conductivity material, thin aquifer thickness, and shallow water table gradient. It is also appropriate to conduct a mounding analysis in locations where mounding may impact basements or adjacent property. Refer to [https://dnr.wisconsin.gov/topic/Stormwater/standards/gw\\_mounding.html](https://dnr.wisconsin.gov/topic/Stormwater/standards/gw_mounding.html) for mounding calculation guidance.”*

Groundwater mounding, as described above, is more likely to occur under the following conditions which may be present at this site:

- Increased infiltration device size,
- Decreased device length-width ratio,
- Presence of low-hydraulic conductivity material.

As described in my earlier comments, the basements to the North are 7 feet below the native soil interface and already flooding, Increased infiltration from the underground tanks may cause ground water mounding or divert additional groundwater to the north via a silt seam confining layer. The test pits show silt seams with permeability contrast at all three test pits 5 feet below the native soil interface.

**Recommendation- Wyser conduct a groundwater mounding analysis.**

**7. Water Quality and Infiltration Calculations (WinSLAMM)-** The WinSLAMM model could be modified as follows:

- a. **WinSLAMM**-The WinSLAMM model is using “biofiltration” to determine the TSS removal rates and infiltration from the Underground Tanks. It is questionable whether the water quality removal rates for biofiltration in WinSLAMM are similar to underground tanks due to the lack of surface vegetation, compacted soil interface layer and underground storage.
- b. **Storage Area Difference**-The storage area in the biofiltration cell WinSLAMM modeling are not the same as the underground tank storage for pre-to post-development rate control for:
  - Underground Tank #1-31600 c.f. which is higher than the 26,282 c.f. calculated for the runoff rate calculation (Hydrocad).
  - Underground Tank #2-18960 c.f. which is higher than the 14,999 c.f. calculated for the runoff rate calculation (Hydrocad)
- c. **Upflow Filter sump depth**- The sump depth in the detail drawing for Upflow filter shows a 2 ft sump depth but WinSlamm model shows 3-foot sump depth.
- d. **Provide WinSLAMM documentation on Cartridge Life**- The cartridge life should have a minimum life of one year. WinSLAMM output should be provided showing the cartridge life is one year at a minimum.

**8. Snow Storage**- Please add note that snow storage is not to occur at the green space along the northern and northeast property line.

**9. Maintenance of Underground Tanks**- Maintenance of the underground tanks are complicated and difficult because they are underground and difficult to access. Please add notes and make changes to construction plans:

- ADS Plus fabric is laid over top of the foundation stone and
- FLAMP (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap.
- Manholes should be located at each end of the Isolator Row Plus for JetVac access

Please add the following to the maintenance agreement

- Since inspection ports are not provided, confined space entry is required for maintenance.
- A StormTech Isolator Row Plus should initially be inspected immediately after completion of the site's construction.
- Once in normal service, a StormTech Isolator Row Plus should be inspected bi-annually until an understanding of the sites characteristics is developed.
- If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.
- JetVac maintenance is recommended utilizing a high-pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming.
- More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus.
- For JetVac maintenance cleaning use:
  - Fixed nozzles designed for culverts or large diameter pipe cleaning.
  - Rear facing jets with an effective spread of at least 45" (1143 mm)
  - maximum nozzle pressure of 2000 psi.

#### **10. Maintenance of Upflo Filters-** Add following to Maintenance agreement

Maintenance to include services outside and inside the vessel as follows:

##### **a. Maintenance outside the Up-Flo® vessel including:**

- removal of floatable and oils that have accumulated on the water surface and
- removal of sediment from the sump

##### **b. Maintenance inside the vessel including:**

- removal and replacement of Media Bags, Flow Distribution Media and the Drain Down Filter.

##### **c. Maintenance requirements**

- The minimum required frequency for replacement of the Media Pack is annually.
- minimum required frequency for removal of accumulated sediment from the sump is dependent on the Up-Flo® Filter configuration.
- Whenever sediment depth in the sump is found to be greater than 16 inches, sediment removal is required.
- A vactor truck is required for removal of oils, water, sediment, and to completely pump out the vessel to allow for maintenance inside.
- Use only qualified trained service provider for maintenance inside the vessel- Nathan Minor at Drainage Doctors phone 608-576-2369 email:Nathan@drainagedoctors.com.
- A vactor truck is normally required for oil removal, removal of sediment from the sump, and replacement of the Media Packs and Drain Down Filter.
- In most cases, entry into the Up-Flo® Filter vessel is required for replacement of the Media Packs and Drain Down Filter.
- In the case of inspection and floatables removal, a vactor truck is not required.

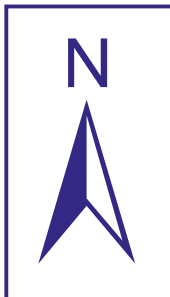
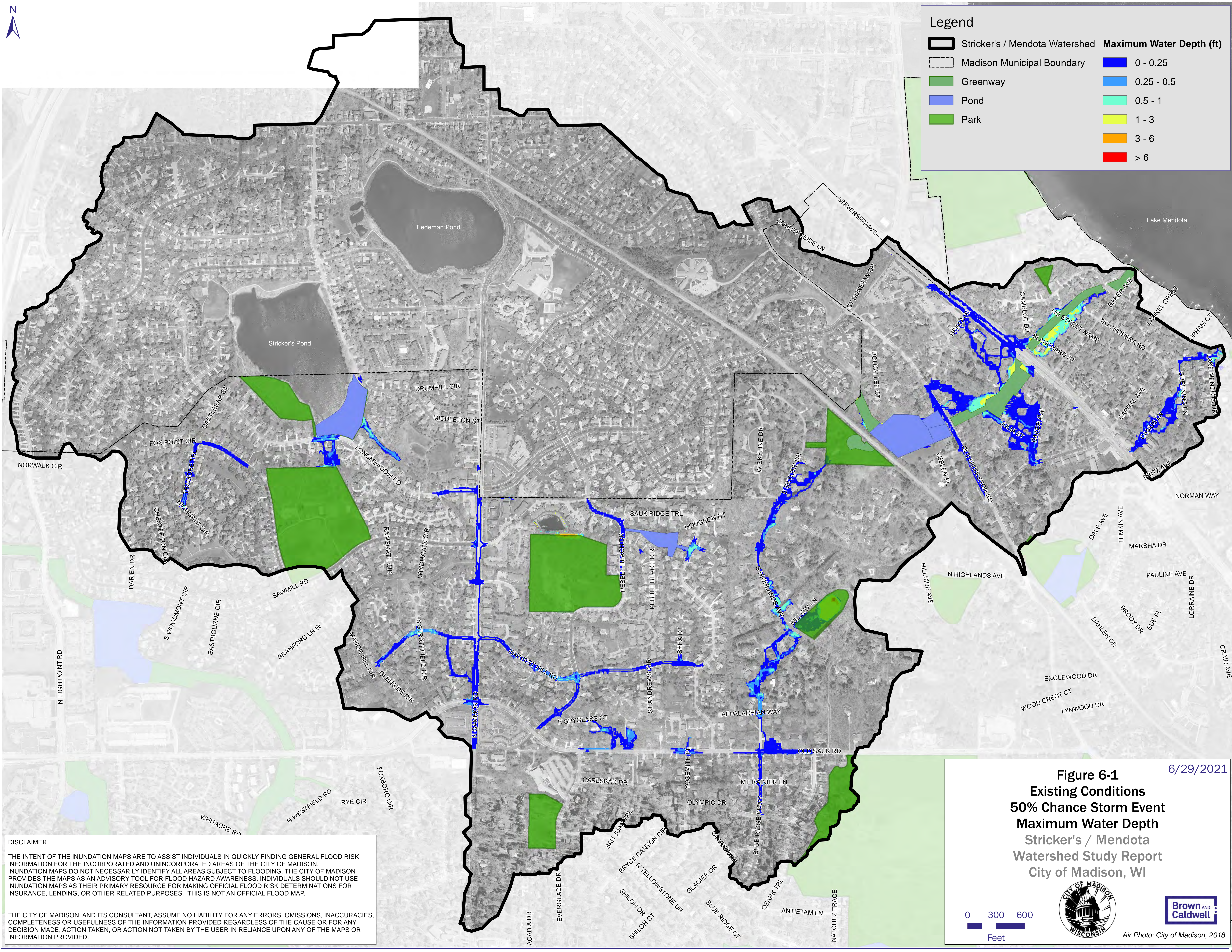












Legend

Stricker's / Mendota Watershed

Madison Municipal Boundary

Greenway

Pond

Park

Maximum Water Depth (ft)

0 - 0.25

0.25 - 0.5

0.5 - 1

1 - 3

3 - 6

> 6

Path: M:\Madison, City of\353993 Strickers Mendota Watershed Study\GIS\MXD\5. ECondReport\Figures\Fig6-1-InundationExisting2yr.mxd

DISCLAIMER

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Figure 6-1

Existing Conditions

50% Chance Storm Event

Maximum Water Depth

Stricker's / Mendota

Watershed Study Report

City of Madison, WI

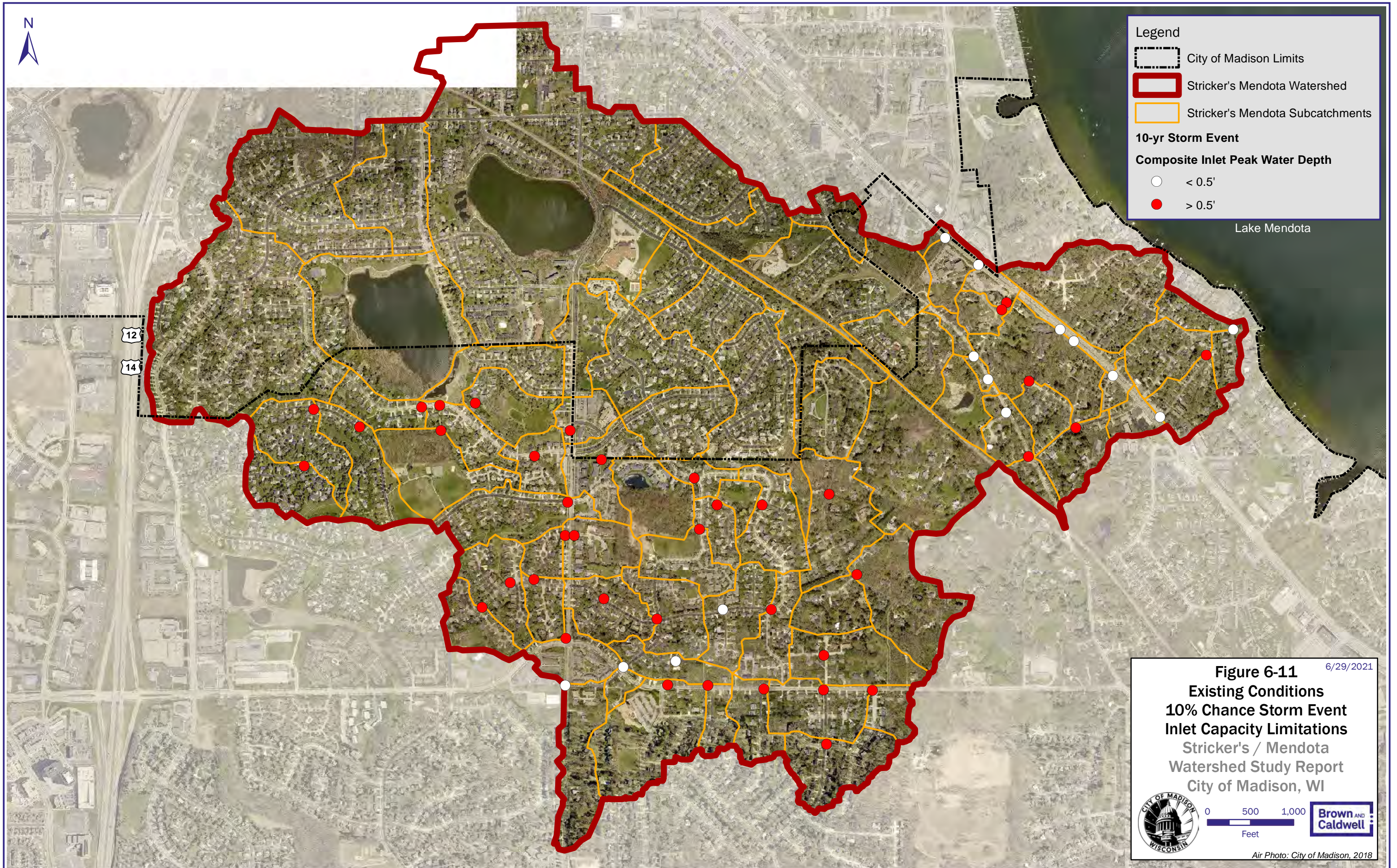
0300600

Feet

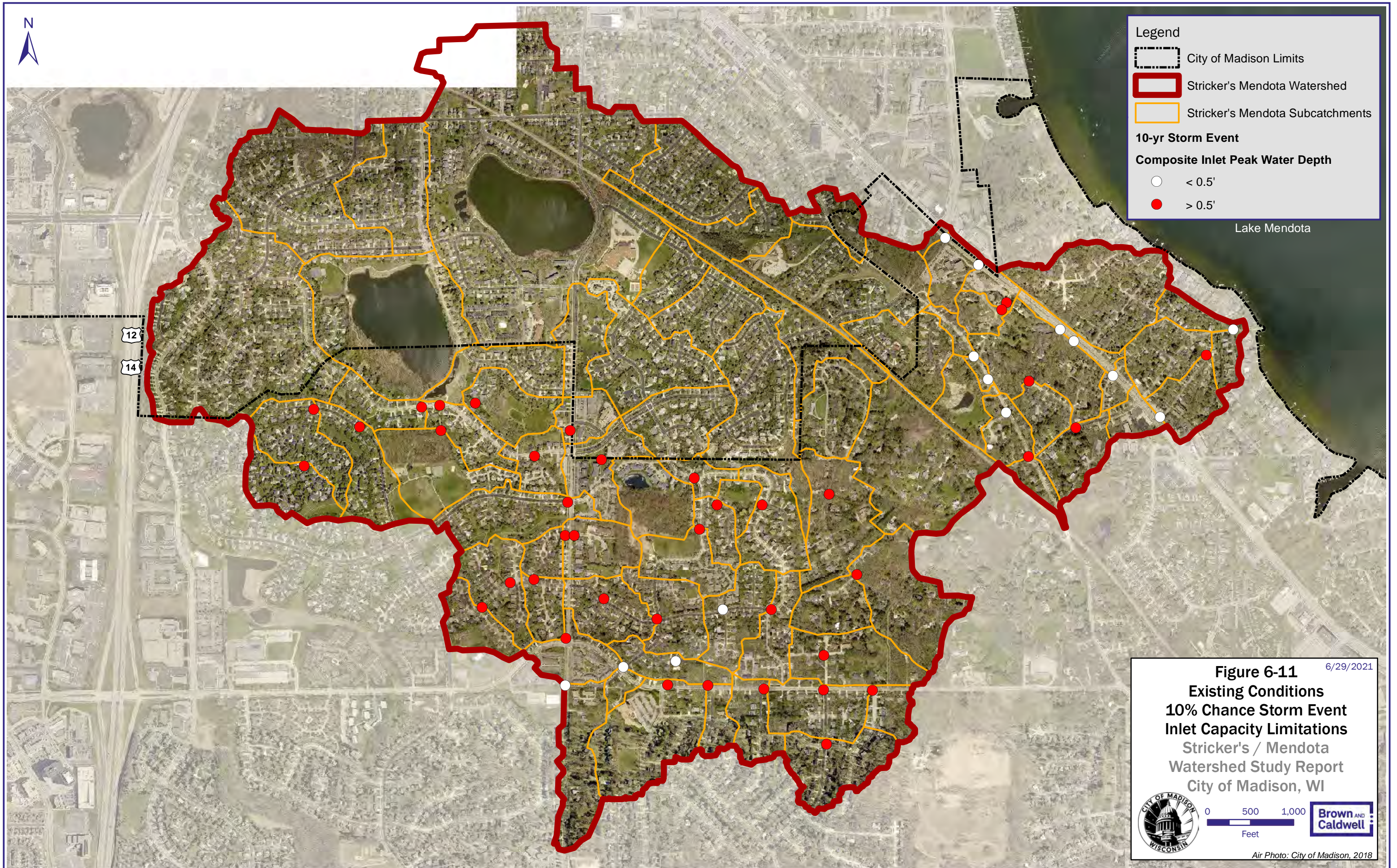
6/29/2021

Air Photo: City of Madison, 2018











**From:** [ruthnair123@aol.com](mailto:ruthnair123@aol.com)  
**To:** [All Alders](#); [Ruth Nair](#)  
**Subject:** June 18 City Meeting, Agenda item 13 (83477), 6610-6706 Old Sauk Rd.  
**Date:** Tuesday, June 18, 2024 2:18:08 PM

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Some people who received this message don't often get email from [ruthnair123@aol.com](mailto:ruthnair123@aol.com). [Learn why this is important](#)

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Dear Alders,

Please do not approve the Rezoning or mapping of the property at 6610-6706 Old Sauk Rd. This property should be kept at the current zoning, as approved in the West Area Plan, which is Low to Medium Density. \*The proposed Rezoning would allow for 138 apartment units to be built on 3.7 acres of heavily wooded land (plus a 170 year old barn). This proposal for high density housing will dramatically change the character of the surrounding neighborhoods, which are predominantly single family homes. The closest multi-family apartment complex is Settler's Woods, which only has 16 units! Wyndemere Condos is about 1/4 mile away and only has 50 units.

Please note that grocery stores and other shopping amenities are at least 2 miles away. It would be unreasonable to expect residents of the proposed apartment complex to walk to such destinations. Also, transporting groceries by bus would be burdensome for these residents.

Other concerns are:

- 1). Fencing off the proposed site- shows how problematic it would be. Excessive lights and noise cannot simply be "fenced off".
- 2). Flooding- this area has had substantial, recent flooding. The City has even installed "rain gardens" (ditches) along Old Sauk Rd., because of that situation.
- 3). Condos or duplexes would be more appropriate for this project and would promote home ownership for the "Missing Middle".
- 4). The current Stone House design for this proposed property is out of character with most of the homes in our neighborhood. The Developers submitted "cherry picked" photos of homes from across Parkwood Hills to try to establish that the design is in keeping with their proposed project. Their building design is of a current Madison trend for a flat-roofed, office building/warehouse, cookie-cutter look, which looks nothing like most of our colonial styled homes. If they had submitted a two story building with a gabled roof, that would have been more appropriate. It would also blend in with nearby apartments, duplexes and condos.
- 5). Parking- the proposed number of underground spaces (138?) is inadequate, especially with Winter driving rules. There should be at least two underground parking spaces per unit, in order to avoid street parking congestion.

\*Please see the attached photos, which shows the wooded nature of the properties on Old Sauk Rd. Also, please see a photo of an existing, multi-family property in Middleton, La Totta (126 units) on Parmenter, which is of a size similar to that of the Stone House Developers' Old Sauk Rd. proposed project. Now, imagine that 455 foot long building replacing the current wooded area. This is much longer than a football field (think Camp Randall Stadium). Green areas within the City of Madison should be preserved. I believe that Parkwood Hills and Sauk Trails residents generally would support a smaller project, which would be less than half the size of the proposed one. It would be great to preserve at least half of the existing green space.

Please, at least reconsider this project development, visit this site, and try to reach a compromise for a better plan with our neighborhood. At this point, good will between the

Thank you for your consideration,

Ruth Nair  
9 Mt. Rainier Lane  
Madison, WI 53705  
608-233-6844



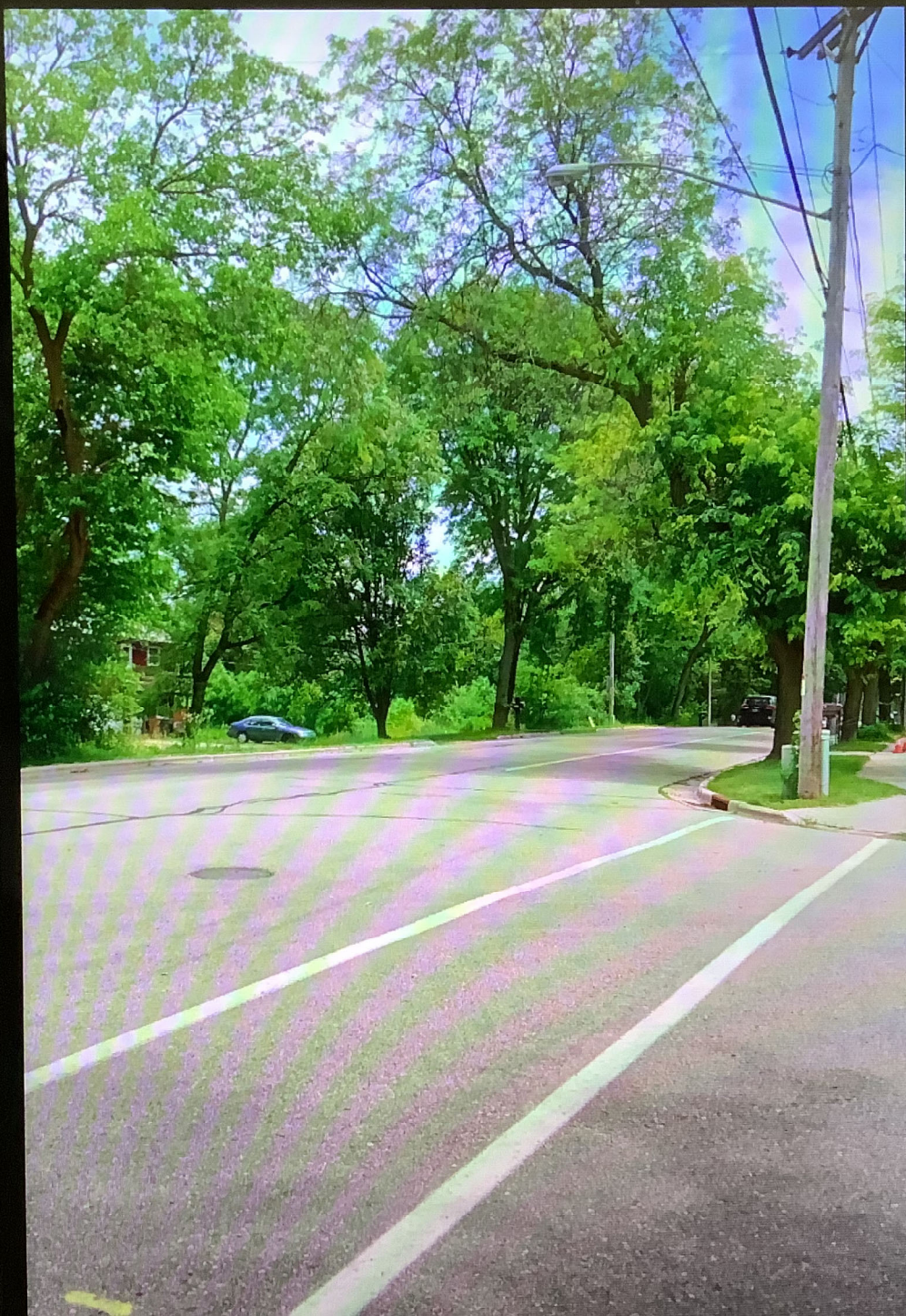
1:53



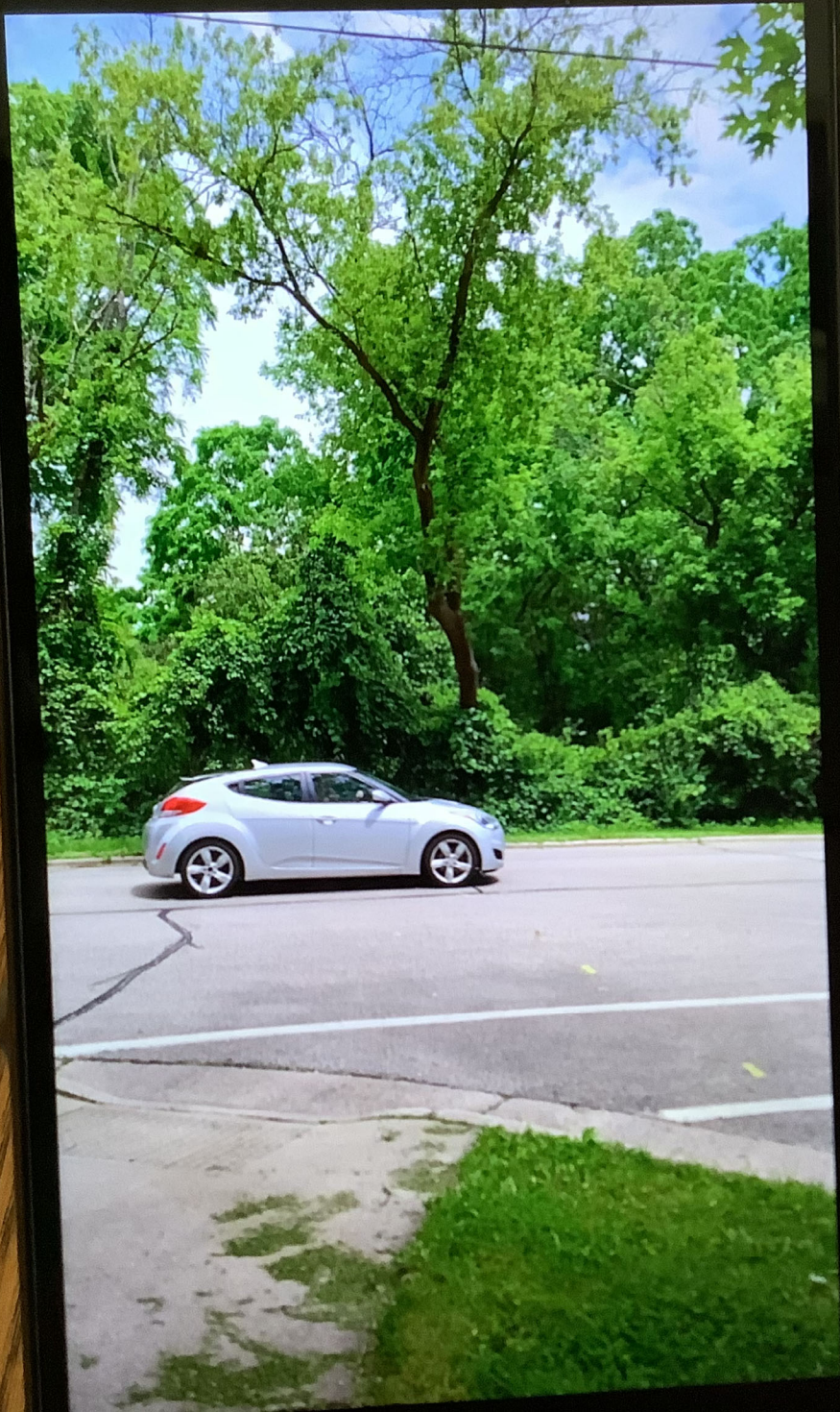


















**From:** [rosemaryneu19](#)  
**To:** [All Alders](#)  
**Subject:** Opposition to the Sauk Woods development  
**Date:** Monday, June 17, 2024 4:43:20 PM

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Some people who received this message don't often get email from rosemaryneu19@charter.net. [Learn why this is important](#)

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I would like to voice my rejection to the Sauk Woods development. I am against the development based on the fact the Old Sauk Road will no longer be safe for cyclists.

Rosemary Neu

Sent from my Verizon, Samsung Galaxy Tablet

**From:** [jawnorman@gmail.com](mailto:jawnorman@gmail.com)  
**To:** [All Alders](#)  
**Subject:** Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal [Opposition] CC Item 13.83477  
**Date:** Tuesday, June 18, 2024 1:07:50 PM

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**Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal  
[Objection] CC Item 13.83477**

Dr. John M. Norman, [jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)

President Cole and Alders:

I am an Emeritus Professor of Soil Science from UW-Madison with experience in soil physics and hydrology.

I have studied the online stormwater plans, particularly the infiltration plan, which includes two large underground storage basins with infiltration through their floors into soils with very low natural infiltration rates.

This is a complicated project, and I believe that these structures are experimental and must be built and tested before the rest of the project is started. Even with successful initial tests, because basins are inaccessible, there is no assurance against eventual failure for the following reasons:

1. This site is over layered soils, with unpredictable water flow characteristics. The plan for the largest underground storage basin is to remove the soil below the floor, mix the layers and replace the soil; then build a 400-ton concrete and stone structure and then add more than 700 tons of crushed rock potentially compacting the underlying soil.

Laboratory experiments I have done on mixed-texture soils show high variability and little predictability.

2. A well-known problem in soils is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on streets, walks, driveways, and parking lots. The sodium from this salt attaches to the soil and builds up until it disperses the soil reducing infiltration drastically forming what is called a SODIC soil, and it has occurred in Madison area. This dissolved salt goes right thru the filters on the underground basins and will come from the parking lot on top of the large basin, sidewalks, the driveway etc., which also drain into the large surface infiltration basin on the west side of the property along with salt-laden runoff from Old Sauk Road eventually causing the

surface basin infiltration to continually decrease. To my knowledge, this is not discussed in the plan.

**3.** Infiltration basins for runoff must always deal with the possibility of sediment sealing the soil surface and slowing infiltration. The underground storage basins address this with filters that are about 80% efficient that may be bypassed in large storms so sediment could get into the basins and slowly reduce an already low infiltration rate without any possibility of remediation.

I respectfully request that the Common Council defer action on the zoning change until the above issues are adequately resolved.

John M. Norman

**From:** Christopher Olsen  
**To:** All Aiders  
**Subject:** Common Council 6/18 meeting items 13 and 49  
**Date:** Tuesday, June 18, 2024 2:02:20 PM

Some people who received this message don't often get email from olsenc8225@gmail.com. [Learn why this is important](#)

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**Christopher Olsen** <[olsenc8225@gmail.com](mailto:olsenc8225@gmail.com)>

Mon, Jun 10, 9:58 AM (8 days ago)



to pccomments



I wish to express my opinion regarding the proposed large apartment complex development on Old Sauk Road. I am NOT against redevelopment of this property. In fact, the property condition currently is inconsistent with the surrounding neighborhood. However, I believe the proposed project is simply far too large/too tall for the neighborhood. I would like to see a smaller footprint building, together with a higher proportion of family-size units rather than studio and one-bedroom units. I believe such a project would better serve the needs of the Madison community and the aesthetics of the neighborhood.

Thank you.  
Christopher Olsen

**From:** [Josh Olson](#)  
**To:** [All Alders](#)  
**Subject:** Neighbors for more Neighbors - Supporting more housing in Madison at Common Council  
**Date:** Sunday, June 16, 2024 7:56:36 PM  
**Attachments:** [image\\_1](#)

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Some people who received this message don't often get email from jo.olson03@gmail.com. [Learn why this is important](#)

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Hi Alders,

My name is Josh, I live on the Southwest side in District 20. I've been following Madison housing issues since 2019 and I've recently attended many West Area plan meetings.

I'm writing to you in support of the pro-housing agenda items for this week's Common Council meeting. We need housing units of all types in Madison and you have the ability this week to make a big dent in our shortage. The following items are particularly important to me:

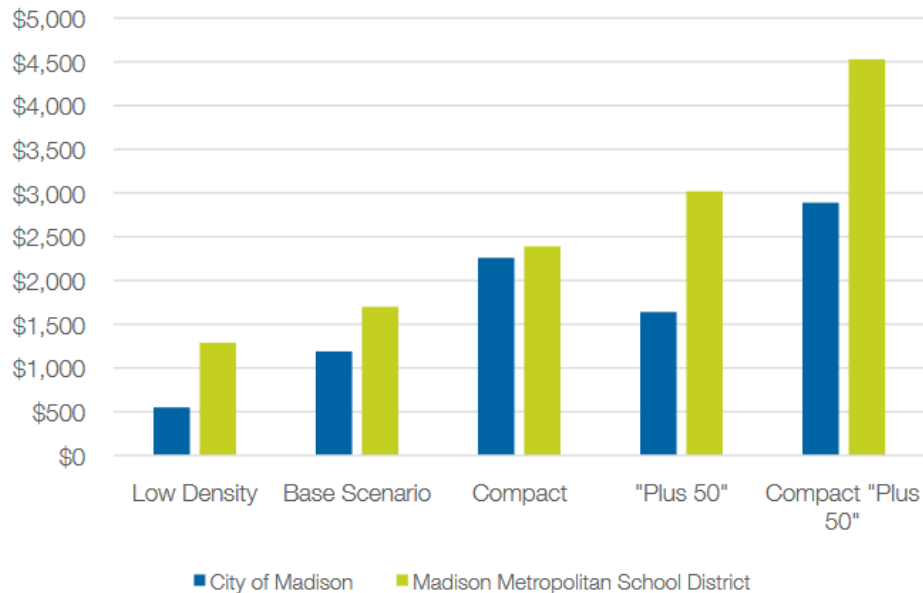
[Agenda #8 \(78911\) - Voit Farms](#)

- We don't have much space left to build in Madison, so it's important to build sustainable and prosperous home types in the greenfill we do have
- The current Voit farms proposal does a good job of balancing density and desired housing types, making a community where it's easier and safer to walk and bike while not burdening us with costly debt down the road
- I think it's great that we are using [Smart Growth America's lessons](#) from 2015 in Madison in making communities that don't burden the City with additional debt. Low density areas generate the least amount of property taxes and they cost considerable amounts in maintenance after the first depreciation cycle. This plot from Smart Growth America's analysis showing additional density providing the greatest revenue should make us think from a fiscal perspective about our structural deficit, our current need to rely on property taxes to get most of our revenue, and the kinds of housing we should be incentivizing (and this does not even consider the benefits of community, less VMT, and more opportunity for businesses with density)



FIGURE 1

### Estimated annual net fiscal impact per acre



#### [Agenda Item #9 \(82903\) - Essen Haus Redevelopment](#)

- Thank you Alder Rummel for being on board with this redevelopment. I'm glad the City, owners, developers, and neighbors were able to come to a compromise and find something amenable for everyone

- I want to highlight that there were [plans to redevelop this going back to at least 2019](#). It's fantastic that a plan has support now, but what are we showing people in Madison **if it takes 5 years to get approval** to start redeveloping? How many businesses or housing projects are we discouraging from coming to the table because of the risk a project might never break ground?

- How does this long permitting process affect our non-profit or small developers? What can Common Council do to try and shorten these delays? Can we make the rules clearer? Can we try to actively determine landmarks, historic districts, design elements, infrastructure requirements before redevelopment is proposed? How do we reform subjective veto points to be objective checkpoints?

- Cities of our size are not designed to stay in amber. If we continue to look backward and only cherish what has happened before us, we restrict and limit the potentially beautiful, inspiring, and cherished city of the future. There are tradeoffs everywhere and nostalgia is a really powerful emotion, but so is quality of life. Every decision we make, whether it's to redevelop or not redevelop, should be considering Madisonian's quality of life and if we are building towards a more prosperous and resilient city

#### [Agenda Item # 12 \(83476\) - Whitney Way Rezoning](#)

- This area of Madison has access to many jobs, amenities, and BRT. Building up more in these areas is smart development, especially if there are developers who are ready to build

- We should also consider other areas that are of a similar profile and if those areas should be proactively rezoned in a way that attracts projects that couldn't work under existing restrictions

### [Agenda Item # 13 \(83477\) - Old Sauk Road Development](#)

- This item is the heart and soul of housing in Madison and how you respond will establish precedent for either continuing to make our City prosperous and resilient by building more homes OR letting the City become unaffordable as anti-housing, established Madisonians who are not impacted by housing shortages get to call the shots.

Here's the context and the stakes:

1. In an area that the City designated to be Low-Medium residential
2. With a development plan that meets City standards for the zoned area
3. For a development team that has been amenable to public comment, including reducing the number of units, which increases the rent for future tenants
4. And an owner that is likely using the sale of this land as their retirement nest egg, for which we would never ask a single family home owner (with similar retirement plans) to sell their property for less than what it's worth for misguided, subjective, and personal ideals like *the benefit of the neighborhood*

Will Common Council either:

1. Pass the development as it meets city code, showing that it is possible to build incremental housing/"Missing Middle"-like homes *within the Beltline*, saving the City money in the long run on maintenance, while incentivizing developers to find more opportunities within Madison to help families, seniors, young professionals, and all Madisonians find affordable housing

OR

2. Give in to neighbors who are set on maintaining the City in amber, forcing higher property taxes on everyone, reducing City services for everyone, and providing a blueprint for other neighborhoods to [demonize renters and bully their way](#) into no additional housing in **their** backyards, only **other places** in the City, putting us on a wheel of non-existent improvement because everyone gets a veto, resulting in us becoming as unaffordable as San Francisco.

I think in general the City would be in a better spot if it allowed more permitted "missing middle" homes by right rather than conditionally. **When 2/3 of residential land is restricted to only single family detached homes**, it can make new development areas feel like they are getting picked on when they get selected. "Why us? Why not some other area of the City?" These are fair questions in the sense that everyone in Madison is responsible for making this City a better place, so no one should get special treatment. We shouldn't respond to selectivity with "No", we should respond to selectivity with "yes, and other areas are up next".

If we say no to this development, we are maintaining the track we are already on to become San Francisco, San Jose, New York, Boston, or any other desirable city that hasn't built housing. We should be trying something different and not repeating the same disastrous decisions they've made decades ahead of us. We should approve this project and many others like it in the future.

### [Agenda Item # 14 \(83478\) - Tiny House Village](#)

- We should try housing of different types and see what works for people. The City should have goals related to these developments and determining if they are meeting those goals

X amount of time after construction is complete

Thank you for reading. If you want to learn more about incremental housing, what you can be doing as an Alder, and how important it is to make our City more prosperous and resilient you can find info at [Strong Towns - Incremental Housing](#). I'm a part of the local conversation in Madison ([Strong Towns Madison](#)), where as a group of Madisonians we are looking to make our City better. Supporting housing so we can have more neighbors is one of our core goals, so be on the lookout for neighbors for more neighbors!

Josh Olson

**From:** [Sarah Peters](#)  
**To:** [All Alders](#)  
**Subject:** Legistar #83477 on 6/18/2024 Agenda re Old Sauk Road  
**Date:** Sunday, June 16, 2024 8:17:45 PM

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Dear Alders,

I strongly urge you to defer a decision on rezoning 6610-6706 Old Sauk Rd to TR-U2 (which is on the agenda for the June 18<sup>th</sup> meeting under Legistar #83477) until the stormwater drainage plan meets all criteria and addresses the concerns that John Norman and Christopher T. Nelson, Axley Brynerson, LLP mentioned in their write ups before the 6/10 Plan Commission Meeting. Perhaps Wade who spoke about Stone House's plan could meet with them.

During the 6/10 Plan Commission meeting, the City Engineer said that Stone House Development's stormwater plan is currently 90% compliant and that it is "ambitious." Tim Parks said that conditions "can be" or "might be" met several times which is different than will be. Based on how much flooding has occurred in this specific neighborhood around this proposed property over the past several years and how many neighbors surrounding this site already have two sump pumps running in their basements, I am seriously concerned about how this new development could negatively impact the surrounding homes' foundations, basements, etc. I am a nearby homeowner who had to spend ~\$30,000 to have drainage tile and two sump pumps installed in our basement due to the flooding that we had three times in the past 6 years due to storms. Based on conversations with contractors, there doesn't seem to be more that we can do to keep water out of our basement. If I heard the City Engineer correctly, the city doesn't care about how new, high-density development run-off affects houses downstream. I understand that there are many factors both in and out of various stakeholders' control, and yet, we need to do the best job that we can to prevent additional flood risk to the surrounding houses. When we had the "100-year flood" back in the summer of 2018, our house along with many others in our neighborhood had significant water damage to our properties, including water in the basement. When we had the severe thunderstorm and hail recently (10/23/2023 in the mid-afternoon) and severe weather again on May 21, 2024, there was a LOT of water running through the low point in our backyard and along the street in front of our house. In Stone House's proposal, the land will go from 12.34% impervious surface to 55.45%. Based on my (albeit limited) understanding of the development approval process, Stone House has done more stormwater analysis work at this point in the process than is required, and they would have to do a comprehensive stormwater management plan later in the process anyway. So, they went "above and beyond" (to quote the Plan Commission as outlined in the 6/18 Common Council Agenda) for this stage in the process. I appreciate that Stone House took the time now since stormwater drainage was and

continues to be the main concern of the existing neighbors.

When my husband and I first got married, we moved into this neighborhood and rented an apartment at Oakbridge Ct. After saving, we bought a house in this area. For my husband and I, we chose this neighborhood because it is suburban, not urban. During the 3/5/2024 Stone House meeting, Kimberly K., a fellow neighbor who rents an apartment in Settler's Woods, was on the call and opposed to the new development. My husband and I moved to Madison from Chicago. If we wanted to live in an urban area, we would have stayed there or lived downtown Madison. If parcels of land are developed at higher density, then we aren't leaving room for more starter family homes, condos, townhomes, etc. I've read as much as I've had time for from both our current Alder and our past Alder as well as other sources surrounding the issues with building anything but high density. I've attended both of the Stone House meetings (October 2023 and 3/5/2024) as well as read the entire West Area Plan and attended one of the Q&A Zoom meetings for that as well. All this to say, I am truly seeking to understand what is being proposed (and why / how this will help solve city of Madison problems). At the same time, I haven't seen any hard data like the following:

- What is the current vacancy rate of apartments in Madison? How (if at all) has that changed over the past 20 years?
- What data is there about the number of residents moving to (and out of) Madison over the same period?
- Where is the projected growth rate of Madison's population coming from?
- **How is this project being funded? All private funds? Some public?**
  - **What is the main purpose of this large development? Alder John mentions the housing crisis, but based on what I read in our city's housing snapshot report for 2023, our city is seeing the biggest loss in lower-income housing, not in market-rate apartments.**
  - **Since Stonehouse didn't provide any details for what (if any) percentage of the units will be market-rate versus income-restricted units, how will this help those who need help the most? Are there plans for a certain percentage of income-restricted units? If so, what is it? If not, when will those types of plans be determined and shared?**

I am not opposed to welcoming new and more neighbors. I do want to ensure that the stormwater concerns, in particular potential flooding of existing houses due to the new development, are adequately addressed. I urge you to at the very least defer your decision or approve a smaller building / number of units that is in line with current zoning.

Sincerely,

Sarah Peters

702 Blue Ridge Parkway  
Madison, WI 53705  
Cell: 608.712.1043

**From:** [Green, Rebecca](#)  
**To:** [All Alders](#); [Matthias, Isaac L](#)  
**Subject:** Opposition to June 18th Agenda Items 13 & 49 - Project Proposal for 6610-6706 Old Sauk Road  
**Date:** Friday, June 14, 2024 1:15:39 PM  
**Attachments:** [20240604 Petition.pdf](#)  
[20231200 Petition.pdf](#)

Some people who received this message don't often get email from [reg@alumni.caltech.edu](mailto:reg@alumni.caltech.edu). [Learn why this is important](#)

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Dear Common Council,

I am writing to voice my strong opposition to Stone House's project proposal for 6610-6705 Old Sauk Road. My comments pertain to your June 18th agenda items 13 and 49 and to Legistar Nos. 82950, 82972, 82979 and 83477. My family has owned a home across from the property for 44 years and thus has deep roots in the neighborhood and throughout the community.

The vast majority of District 19 residents have come out in strong opposition to the Stone House proposal. They filed two separate petitions opposing the development with 259 and 261 signatures each (see attached). For the Planning Commission's June 10th meeting, the vast majority of District 19 residents (93%) voted against all agenda items related to Stone House's proposal (420 opposition votes, only 30 support votes).

After significant community discourse, research, and discussion there are many points that we vehemently oppose this development plan based on. Some of these points are as follows.

- **Any Rezoning Needs to be Consistent with the Neighborhood.** Rezoning to accommodate the massive structure that Stone House is proposing is completely inappropriate and inconsistent with the neighborhood, bringing unacceptable traffic and noise levels. More appropriately, residents ARE in favor of smaller density, multiple owner and rental properties that accommodate the "Missing Middle" and better fit into the character of this residential family-oriented neighborhood (e.g., condos, townhouses, duplexes, triplexes, and row housing). For example, residents did not oppose the nearby Settler's Woods apartments and other condos and duplexes on Old Sauk. Stone House's comparison to Yorktown Estates is completely inappropriate because it is over a mile away. Note that other developers could build the type of housing that's more appropriate to the neighborhood.
- **Stone House's Proposal is Extremely Oversized** in comparison to surrounding houses in the neighborhood, with its proposed 3-story, 138-unit rental apartment structure at approximately 425' long - it is a single mass that is notably longer than a football field. It also includes recreational facilities, a pool, parking lots, etc. The Planning Commission's own Staff Report acknowledges that "the scale and mass of the proposed building will be unlike any other residential building in the surrounding area". The proposal completely bypassed any consideration of smaller buildings and went straight for a totally unacceptable, very large complex.
- **A Completely Uncharacteristic Architectural Style** is proposed in the plan in comparison to the surrounding homes in the neighborhood. What is being proposed is not seamlessly integrated with the surrounding properties nor



sustains aesthetic desirability compatible with the existing or intended characteristics of the area as defined and required in both the Comprehensive Plan and the Madison General Ordinances. The Planning Commission's own Staff Report said they could have referred the plans to the City's Urban Design Commission to determine whether the plan is aesthetically acceptable, but the Planning Commission simply chose not to.

- **Major Stormwater Issues** are created by the proposed development by the massive amount of proposed concrete which would cover what is currently largely permeable, vegetated soil. Notably, the Stone House proposal requires access to another owner's easement, which they do not have, in order for their stormwater plan to work. This site is in a flood prone area per the City Flood Risk Map that extends from Old Sauk Rd across this site to E Spyglass Ct to Pebble Beach Dr. Properties directly to the north already have sump pumps that run regularly. Climate change is causing and forecast to cause ever greater storm and rainfall events. Today the site is a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways, as well as a pool which would require further drainage.
- **Major Traffic and Safety Issues** would be created by the proposed type of high-density apartments, with their excessively large # of new residents and vehicular traffic. The Planning Commission's own Staff Report indicates that "the property is located in an area of the City that does not have neighborhood-serving commercial businesses within reasonable walking distance". Old Sauk Rd is only a two lane, minor arterial road. It is not a Principal arterial, not on or close to the BRT, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. This is a suburban residential area and there are no amenities close by. Thus, the hundreds of apartment residents and their visitors would be forced to drive vehicles, in addition to delivery services (e.g., Amazon, FedEx), all of which would significantly add to traffic, safety, and noise problems.
- **Proposed Recreational Facilities Present Major Nuisance and Drainage Issues** with the swimming pool, bocce court, and other facilities. The facilities mean significantly more ground would be covered in concrete (i.e., destroying greenspace) and the need to manage pool water drainage, both of which create stormwater issues. The facility's area lighting and noise generated by users would be a significant nuisance to neighbors. Currently the area is beautiful with its dark night sky which would be impacted by the facility lighting. The noise and facility usage would be hard to manage and rules for use difficult to enforce. This would highly disrupt the well-being of the surrounding neighborhood, as the property is currently largely wooded, quiet, and peaceful. The recreational facility being proposed is an added complication and is not common to developments.
- **Conflicts with Conservation and Environmental Goals** are created by the proposed development. Historically, the City of Madison has been built on a strong tradition of conservation. The city prides itself on recognizing the importance of urban canopy/green space. The city needs to consider the detrimental environmental effects of destroying this currently highly vegetated, green property by largely covering it in concrete with the new development. This type of "silent deforestation, de-greening" is not in keeping with Madison's environmental goals. Properties that are already paved, or otherwise significantly disturbed, would be much better candidates for the proposed development.

- **Negative Impacts on Health and Well-Being** of the existing residents would be caused by the proposed development, in favor of some future TBD residents that the city and developers are attempting to lure. The development would be destroying a prime example of what makes Madison beautiful and special, in this case a uniquely picturesque and historic property with its 170-year-old farm/barn, to build comparatively generic high-density development that will significantly detract from the character, beauty, safety, and well-being of the neighborhood.

Please actively listen to the residents who are in opposition to this proposal. We are longtime residents of the City of Madison and deserve that the City respectfully incorporates our input into the city planning process, rather than fast-tracking ill-conceived, obnoxiously oversized development.

Sincerely,

Rebecca Green

Current resident of District 13

Previous resident & Friend of Old Sauk District 19

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmann	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane



Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes



Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Slotten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

**From:** [Rachel Robillard](#)  
**To:** [All Alders](#)  
**Subject:** Agenda item 83477 - Old Sauk - Support  
**Date:** Tuesday, June 18, 2024 2:08:48 PM

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Some people who received this message don't often get email from rachelebrobillard@gmail.com. [Learn why this is important](#)

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*I'm submitting these comments ahead of speaking at tonight's meeting. They are similar to those I submitted at the Plan Commission.*

My name is Rachel Robillard and I'm speaking tonight on behalf of 350 Wisconsin, an organization whose primary focus is to make progress toward environmental justice and reduce emissions. Generally we support density initiatives and we support this project.

I'm also speaking as someone who has owned a home in a nearby neighborhood for nearly 15 years.

I'd like to speak on this as an environmental issue, as I have heard folks opposing this in part due to environmental concerns.

I admit it can feel counterintuitive to be promoting development on a decently wooded, mostly natural lot. Trees, of course, are our allies in drawing down and sequestering carbon, and provide habitat for many species.

But lower density, suburban development has been shown to be responsible for significantly more emissions and habitat loss. While these places may seem greener with larger lawns and more space, they are more inefficient uses of that space, are less efficient buildings, have more embodied carbon and by virtue of being spaced out, rely on cars.

We must face the reality that housing demand in Madison isn't going to slow. Housing not built in the city is resulting in it being built on the outskirts and suburbs (Dane County as a whole is outpacing Madison). It will bring development to other natural and agricultural lands while ensuring **more** car traffic flows into the city (and likely down Old Sauk!), all the while not addressing the unaffordable nature of housing in our city. It puts additional demands on or completely pushes out our young people, workforce, and those with fixed income. We need to find density where we can to put folks close to transportation and support walkable neighborhoods. I believe there are others here who would agree, but sadly just don't want it in our neighborhood.

The idea that a 3-story apartment building (which has been determined to be the same

height as other surrounding buildings) is too much for a place a mere 15-minute drive to the center of downtown, on a bus route (a route I take on occasion) that is also bikeable and walkable, is absurd.

I will also mention the issue of stormwater, which is a very real concern. But this project provides an opportunity to *improve* the stormwater situation instead of its current, mainly unimproved state. The developer and city have been taking it seriously. This lot could end up maintaining the status quo, but it may also end up being *better*.

I don't believe we've been ***bold enough*** in rezoning to accommodate the many housing and environmental issues Madison and our region are facing. We are not going fast enough. It's been mentioned to wait for the west area plan, which is already being pressured not to include more density.

I understand many neighbors oppose this development but we must all do our part to meet the challenges of our city and our climate crisis, and this is one way the Old Sauk area can step up.

Blocking this density is going to result in more overall emissions.

I welcome this opportunity for more density and to provide much-needed housing more efficiently.

Thank you for your time.

--

Rachel Robillard  
350 Wisconsin Community Climate Solutions Co-lead

**From:** [Kimberly Santiago](#)  
**To:** [All Alders](#)  
**Subject:** Common Council Meeting: 6/18: Agenda Items 13, 49  
**Date:** Tuesday, June 18, 2024 11:54:05 AM  
**Attachments:** [SANTIAGO Old Sauk Road Letter 18 June 2024.pdf](#)

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Council Members:

Attached and pasted below our letter regarding Agenda Items 13, 49.  
Your attention and consideration appreciated.

Respectfully yours,

Kim Santiago  
Jose Madera

18 June 2024

Members, Common Council  
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "missing middle". As residents, we are not opposed to development, but do oppose *inappropriate development*.

We strongly oppose the current proposal for development at 6610-6706 Old Sauk Road for several reasons:

1. **Size/Scale:** The proposed TRU-2 zoning permits density inconsistent and inappropriate. The massive size and scale of the building does not meet standards in Madison's Comprehensive Plan or its General Ordinances for this area. York Towne Estates (251 Yellowstone Drive) has been offered as a comparison, however, York Town Estates is more than a mile from Old Sauk Road, AND it is just off Mineral Point Road, a four-lane thoroughfare that can better accommodate the number of vehicles expected to accompany the residents of this proposed development.
2. **Market Needs:** The size, scale and current configuration of this project does little to meet the needs of this "missing middle". Units will be rented at market rate, and with more than 60% of the units offered as efficiencies or 1-bedroom, unsuitable for small families. A more sensible and acceptable solution would be a building with a smaller footprint, re-configured to offer 2- or 3-bedroom units.
3. **Traffic/Safety:** Over the last 20 years, as development has intensified in the immediate area and further west of Gammon Road. Both the amount and frequency of traffic has increased significantly on Old Sauk Road, transforming it into a commuter

throughfare between the isthmus and the far west side. Due to the current development along Old Sauk Road, it can only be a two-lane road, and cannot be widened. Permitting high density housing along the Old Sauk Corridor would only further exacerbate this situation, creating a potential safety hazard for the Crestwood School and a traffic/pedestrian hazard at the intersections with Gammon, Old Middleton, and at Whitney Way.

We respectfully request that Council Members consider citizens' concerns and work collaboratively with its residents and incorporate their input into the city planning process. Together we can continue to ensure Madison remains the special community in which we all live, love and value.

Thank you for your consideration.

Respectfully yours,

Kim Santiago  
Jose J. Madera  
6901 Old Sauk Court  
Madison, WI 53717  
(608) 833-5251



18 June 2024

Members, Common Council  
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "missing middle". As residents, we are not opposed to development, but do oppose *inappropriate development*.

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We respectfully request that Council Members consider citizens' concerns and work collaboratively with its residents and incorporate their input into the city planning process. Together we can continue to ensure Madison remains the special community in which we all live, love and value.

Thank you for your consideration.

Respectfully yours,

Kim Santiago  
Jose J. Madera  
6901 Old Sauk Court  
Madison, WI 53717  
(608) 833-5251

**From:** [GAIL SCHERER](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 1:03:13 PM

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I am strongly opposed to the proposed development on Old Sauk Road. There has been a great change in the landscape and local color of Madison in the past few years and it has resulted in the development of huge apartment complexes, one uglier than the other. The charm of the city is ruined in many areas, The green space has diminished. There are many old landmarks that have disappeared. On the far west side, despite the opposition of the neighborhood, the city built low income housing on Tree Lane. The city promised increased police presence, social workers etc and none of this came to pass, certainly not to the degree promised. The situation got so bad that the tenants were evicted and another private company is taking over. No strategic planning was done and no strategic planning has been done for the impact of the great number of apartments, both low income and “at market” apartments that have overtaken the city like a fast-spreading invasive species. The apartments being built are ugly box-like structures with thin walls and in many cases, the rents are not affordable for all but those in higher income brackets. If this doesn't stop there will be fewer and fewer single family dwellings. I wonder if the mayor and her supporters are willing to give up their private housing and to move into these apartments. If not, why not? Are you afraid your property values will decline? If you are wedded to your ideas, why not put your money where your mouth is: give up what you have for “the greater good”. Give further thought to replace decaying areas with 4 plex or 8 plex units. Let areas with single family dwellings alone. Think of replacing old private homes with new private homes. Don't do any more damage to Madison.

**From:** [Carrie Smith](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 9:51:40 AM

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I am against the Stone House Development and the Rezoning of this area. I think the project does not address the housing crisis for the “missing middle”. I also wonder about parking and the amount of traffic this will do to Old Sauk road and surrounding area. Please consider voting NO to such measures.

sincerely Carrie S. Smith

Sent from my iPad

**From:** [John Sobotik](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 3:52:08 PM

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Dear Alders:

It is with considerable dismay that I see the Stonehouse proposal for Old Sauk Road is apparently going to be pushed through the city council with no regard to neighborhood input.

This neighborhood has plenty of multiunit dwellings at present and has made clear that it would not oppose residential development CONSISTENT WITH CURRENT ZONING. This property is being rezoned for the simple purpose of cramming as many units onto the property as possible with no regard to the effects on the neighborhood or the usability of the site for highly concentrated residential development.

There are no stores, restaurants, or commercial enterprises of any sort within one mile of this site. Busses infrequently pass it for persons who want to commute downtown, but they do not serve to connect the facility with any reasonable shopping. A three-mile bus ride will take residents to Hilldale Mall, but that is not the sort of place people living in efficiency apartments typically shop; it is high-end and expensive retail.

This kind of development would make much more sense on Mineral Point Road or Odana Road or south of the beltline near Woodmans, but it makes no sense at all in this location.

Of course, it is far from any police station, so if it become a LUX type facility with many police calls, there will be no witnesses by the time police arrive.

Neighborhoods like Parkwood Hills, Stonefield and Woodland Hills brought and kept many professionals in this city to live. Not everyone wants to live on the East Side. By changing the comprehensive zoning for this single parcel, you will be "spot-zoning" to benefit a single landowner and turning your backs on the entire neighborhood.

Finally, this development does not lie on an arterial highway; Old Sauk Road is an old town road that serves as a collector street pumping traffic to University Avenue. It is not an arterial, and this development and the restrictions along Old Middleton Road, to which this old town road connects, will make any development of Old Sauk as an arterial prohibitively expensive. Accordingly, it does not qualify for the requested rezoning.

Tell the landowners to develop the property consistently with now existing zoning and reject this poorly considered development that is bound to become a headache for the city.

Thank you.

-----  
John Sobotik  
[sobotik@stanfordalumni.org](mailto:sobotik@stanfordalumni.org)

**From:** [Diane Sorensen](#)  
**To:** [Madison Mayor](#); [All Alders](#); [Fruhling, William](#)  
**Subject:** Comments on Agenda item 13, Legistar File No. 83477.  
**Date:** Monday, June 17, 2024 8:19:46 PM  
**Attachments:** [Final Comments to Common Council - June 18, 2024 2.docx](#)

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Some people who received this message don't often get email from dianesorensen1@gmail.com. [Learn why this is important](#)

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

I am attaching comments addressed to Mayor Rhodes-Conway and all members of the Common Council. Please file in Legistar File No. 83477 and distribute. Thank you. Diane Sorensen



Comments to City of Madison Common Council  
June 18, 2024

Dear Alders,

I live at 606 San Juan Trail, one house away from Old Sauk Road. I support LMR development with Missing Middle type housing, whether owner-occupied or rental.

I ask that you decline to rezone the LMR parcels at 6610 - 6706 Old Sauk Road to TR-U2. Such rezoning is contrary to the Comprehensive Plan and the City of Madison Zoning Code.

I also oppose this rezoning because doing so would cause irreparable harm to my neighbors who live to the north and immediately adjacent to the development. A vote to rezone this property to TR-U2 would not only be arbitrary and capricious, it would be heartless.

**THE REQUESTED REZONING IS INCONSISTENT WITH THE COMPREHENSIVE PLAN. REZONING TO TR-U2 IS NOT PERMITTED FOR LMR PARCELS AND THE ‘SELECT CONDITIONS’ FACTORS DO NOT SUPPORT INCREASING DENSITY.**

On November 23, 2023, the Plan Commission had a lengthy discussion of the “select conditions” escalator clause in the course of which the following points were made. First, the select conditions justify increasing density because together they describe a complete neighborhood and the Comprehensive Plan calls for higher density (escalated LMR or MR) in complete neighborhoods (Alder Fields). Second, for a complete neighborhood to occur, all of the select conditions factors must be present (Ben Zellers). Third, none of the select conditions factors are more important than others (Kristi Laatsch). On the basis of this discussion, the “select conditions” that are a pre-requisite to increased density were recommended and passed to the Common Council for final approval.

Old Sauk Road is not a complete neighborhood. It should remain simple LMR with no density increase.

Amenities. There are no amenities - NONE - within walking distance of the parcels. Nonetheless, the Plan Commission found this condition satisfied because one could “imagine” future amenities and one could drive, bike or bus to amenities. This finding is arbitrary and capricious and contrary to the Comprehensive Plan. That Plan clearly describes a complete neighborhood as one with existing amenities that are within a “walking distance” to the residences. (CP p. 48 ) The complete absence of amenities means that this is not a complete neighborhood. Period. Therefore, there is not a proper basis for increasing density beyond LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

Urban Services and Natural Features. These interrelated conditions both dictate that density not be increased on these parcels. It is undisputed that these parcels have major stormwater drainage (flooding) issues. These problems worsen as the development gets bigger. The Plan Commission arbitrarily and capriciously ignored this natural feature and substituted its own standard which appears to be, “Stone House is working on this.”

Comments to City of Madison Common Council  
June 18, 2024

These parcels also lack complete Urban Services. The existing flood problems are primarily caused by the city's inadequate storm sewer infrastructure along Old Sauk Road. The inadequate and incomplete city sewer service makes the finding on this element arbitrary and capricious.

Relationship Between Proposed Buildings and Their Surroundings and Lot and Block

Characteristics. Neither of these interrelated conditions support increasing density to permit the massive Stone House complex. Even the Planning Department memo recognizes that the Stone House development's massive scale is unlike anything in the neighborhood.

Commissioner Solheim's rationale for finding that these factors support increased density is nonsense. She seems to say that density should be increased because of the "very unique" size of the parcel. She also relies on the fact there's a 2 story apartment building nearby, the fact that Stone House didn't propose a 4 story apartment complex and the fact that there are setbacks. Nothing in the Comprehensive Plan supports a finding of select conditions because "we don't get many parcels this big" or "it could be worse." At the same time, she ignores the elephant in the room, the fact that in addition to being one story taller than all surrounding housing within miles, this massive building is longer than a football field, it's mass 19 times that of the nearest apartment building and the setbacks don't come close to those on all of the surrounding lots. Her findings, which were adopted by the Plan Commission, are arbitrary and capricious.

In contrast with Commissioner Solheim's nonsensical findings, the record contains numerous letters, photographs, physical descriptions all of which prove how disproportionately large and oppressive this development is compared to other housing in the neighborhood. It sits, like a circus tent surrounded by pup tents, creating disharmony with its dominant size and hard angles. Hundreds of neighbors have petitioned the Council to stop this development because of its disharmony with other neighborhood structures.

Transit and arterial streets. Old Sauk Road is a minor arterial street with a minor bus route. The Comprehensive Plan provides that intense development should be concentrated along major arterial streets, regional corridors and the BRT. (CP p. 30) Old Sauk Road is not on the BRT; it is not a regional corridor. It is not a Growth Priority Area. It doesn't even have sidewalks on both sides of the street. These parcel's LMR land use designation is an increase of density over surrounding housing that fits with Old Sauk Road's minor arterial/minor bus route status. Increasing density beyond LMR is inconsistent with the Plan.

Parks. There are parks nearby. However, this factor has equal or even greater relevance to LMR/Missing Middle type development which would bring family homes into the neighborhood.

The "select conditions" factors are supposed to identify those complete neighborhoods where more intense development should occur. The parcels along Old Sauk Road do not sit in a complete neighborhood; they have no amenities; they have flooding problems; they lack adequate city services; they are surrounded by structures that are dramatically smaller than the proposed apartment complex; they are not on the BRT; they are not on a regional or major corridor; they are not in a Growth Priority Area. The Commission's finding that the "select conditions" test supports increasing density is arbitrary and capricious. Escalating density on these parcels is wrong for the neighborhood and wrong for the city as a whole. The parcels

Comments to City of Madison Common Council  
June 18, 2024

should remain LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

**THE CREATION OF A TR-U2 SPOT IN THE MIDDLE OF THIS LOW DENSITY RESIDENTIAL AREA IS AN ABUSE OF DISCRETION.**

“The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas...”. There’s no high-density residential area near these parcels to be stabilized.. The fact is that creating a TR-U2 zone on the Old Sauk site will have the opposite affect - it will de-stablize a low density residential area. There’s no factual support for a finding that rezoning to TR-U2 is consistent with the zoning code.

Rezoning these parcels to TR-U2 makes a farce out of the zoning code which calls for zoning to, among other things, encourage reinvestment in established urban neighborhoods while **protecting their unique characteristics**, stabilize, protect and **enhance property values**, and to **encourage a sense of place**.

*Sense of Place” refers to people’s perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people’s interactions with them. Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work and play and offer something for everyone. While each of these unique places is important and should be supported, the key is what they contribute to the culture and character of the the whole community. Comprehensive Plan, CULTURE AND CHARACTER, pg. 74*

Over 250 people signed a petition that opposes this development. Why? Because rezoning these parcels to TR-U2 completely destroys these residents' sense of place. It allows Stone House to plop down a massive jarring, disruptive structure, one that is completely at odds with its surroundings, in the middle of a large expanse of compatible low density housing. This structure belongs in the urban environments with other big, bustling, spread out developments, like those near Hilldale, Westgate and along the BRT and the belt line.

As I stated at the outset of this paper, I support development of the Pierstoff parcels. “Missing Middle” housing, as defined by the Comprehensive Plan (p.49), **whether owner occupied or rental**, suits this parcel and the neighborhood. Missing Middle forms of housing would increase density while preserving the natural setting; it would complement existing single family homes, duplexes, condos and smaller apartments.

Initially, the Stone House Development development team appeared eager to create housing that would increase density and give their tenants a connection to nature. They talked about how this “beautifully located” parcel could add housing in keeping with the neighborhood: *“We look at this as an opportunity to enable people to live outside of East Washington Avenue. ... some place greener... with space outside...”* Stone House Development owner Helen Bradbury, October 24, 2023.

Comments to City of Madison Common Council  
June 18, 2024

Unfortunately, Stone House Development did not create a place for people who want to escape the tight buildings and intermittent buzz of East Washington Avenue. Instead, it brought East Washington Avenue to the neighborhood.

No, it's not a high-rise apartment going 10 stories up. Rather, it's 4 10 story high rise buildings, tipped on their sides and glued together horizontally. The result is a 3 story, 425 foot long behemoth that bears no resemblance to surrounding residences. Rezoning to TR-U2, Urban high density, is sought to legitimize the huge footprint with the loss of setback, trees and yards. Far from "seamlessly integrating" into the neighborhood, it will be an eyesore that dominates the area. (See, letters from Mike and Lynn Green, Steve Mason, and Grace Kwon, for example.).

We have intense apartment development downtown, along the BRT, along the Beltline, in places like Westgate Mall, Yellowstone Drive and Sherman Avenue and activity centers, like Hilldale.. However, a truly beautiful city is not all intense development. It has residential stretches that display more green than concrete, more shade than light, more space than structures and a matching quiet. And that is exactly what the neighborhoods along Old Sauk Road contribute to this city.

Plunking a massive apartment on the Old Sauk site says that a "go big" ideology trumps culture and character, that the residential neighborhoods that have drawn people to Madison for decades are nothing special and that the zoning code means nothing. It says that the City of Madison Common Council is so enamored of high density development that it will ignore the objectives of the Comprehensive Plan and the Zoning Code. Doing so would be an abuse of discretion that devastates the people living in these neighborhoods and harms the city as a whole.

**REZONING TO TR-U2 WILL CAUSE GRIEVOUS HARM TO RESIDENTS TO THE NORTH OF THE PROPERTY. IT WOULD NOT ONLY BE ARBITRARY AND CAPRICIOUS, IT WOULD BE HEARTLESS.**

Whenever I walk in the neighborhood directly north of Old Sauk Road, along Spyglass and St. Andrews Circle, I am struck by the natural beauty and peacefulness of the setting. Clearly these homeowners valued nature, peace and privacy. Now these are the very people who will be hurt the most if the city allows the massive Stone House development to go through.

If this complex is built, these families will fear flooding with every good rainfall. There are multiple reasons why flooding can be expected. The area has longstanding storm drainage issues caused largely by the inadequate city's storm sewer infrastructure. The massive complex adds to the problem by covering pervious earth with impervious concrete. The untested stormwater management plan offered by Stone House can best be described as "ambitious." According to Dr. John Norman, it's not a question of whether this system will fail, it's a question of when. Finally, neither the city nor Stone House has any plan to protect these homes from the ground water and runoff streams the massive development will cause.

In short, if this rezoning is approved, the city will have joined with Stone House dumping these flooding problems on my neighbors to the north.

Comments to City of Madison Common Council  
June 18, 2024

Is the city so callused that it will ram this massive development through despite the harm to these good citizens?

The zoning code imposes a duty on the city to protect and stabilize residential neighborhoods for the good the people living there and the city as a whole. Rezoning these parcels to TR-U2 will turn zoning on its head. Instead of offering stability and protection, it will wreck havoc and cause irrevocable harm.

I ask the city to reject this rezoning request. If the city is not ready to do that, I ask that it defer this matter, sending to the appropriate committee or back to the Plan Commission for further study and improvement.

Respectfully submitted,

Diane Sorensen

**From:** [Troy Thiel](#)  
**To:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**Cc:** [All Alders](#); [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** Re: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 5:27:28 PM  
**Attachments:** [image002.png](#)

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Mr. Green...your present to the assembled here is on point and important...and very urgent to be discussed appropriately by the Powers that be. It is time to delay approval and have significant discussions on several of your questions. Corporate Profits over People, Community and Neighborhoods...and Sheer Density above all else reeks of "Drill Baby Drill" with a new Mantra "Build Baby Build"..completely ignoring character, needs, equity and its WHAT we build to further make our EXISTING Housing stock..which is 99.9% of the housing stock that will be available in the future...MORE Efficient.

Simply, Build what People Want and what People Need. Building what Developers want to enhance THEIR profits and further push true Equity away from Madison's residents?? Not as wise of decision.

It's in your hands electeds and staff to build a Better for ALL Madison...not just a more profitable one for the extreme few. Who do you represent..and Why did you run are questions you should be asking yourself.

Very best, Troy Thiel  
Madison, WI

----- Forwarded message -----

From: <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
Date: Fri, Jun 14, 2024 at 4:42 PM  
Subject: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
To: <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>  
Cc: <[npollack@madison.com](mailto:npollack@madison.com)>, <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>, <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>, <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

---

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at



- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).
- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little

Chicago”?

- What sacrifices should be made before we say enough is enough?
- Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
- At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,

Michael A. Green

6709 Old Sauk Rd

Madison

**From:** [Jeff Western](#)  
**To:** [All Alders](#)  
**Cc:** [Jeff Western](#)  
**Subject:** Common Council June 18 Meeting – Stone House Old Sauk Proposal [Objection]  
**Date:** Tuesday, June 18, 2024 8:47:54 AM

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Some people who received this message don't often get email from jlwestern444@gmail.com. [Learn why this is important](#)

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## **Common Council June 18 Meeting – Stone House Old Sauk Proposal [Objection] CC Item 13.83477**

President Cole and Alders,

My name is Jeff Western and I am opposed to this project. My wife Kathy and I live at 25 Saint Andrews Circle in Madison. We have lived in our home for 30 years. Our property directly adjoins the proposed development site, closer than any other home to the development site. This development has watershed, access road vehicle traffic, pollution, noise, light and shadowing impacts to our home, property and environment significantly impacting our quality of life and use of our property.

Kathy and I are not opposed to multi-family housing development on this site and have always publicly indicated our support of such. It is that this facility is just too large for the site negatively impacting our environment, home and way of life.

Our most major concern is flooding of our home and property. We have double sump pumps that run when we have significant rains as we had the past few weeks. Our yard is properly drained so surface water drains directly to Saint Andrews Circle. What we are experiencing is water flowing underground (hydrostatic pressure) from the proposed development. Significant water during a storm flows underground to our underdrain system resulting in our sump pumps running continuously for hours. The proposed underground tanks approximately twenty feet from our property would infiltrate water (pushing

water into the soil) approximately five feet above the level of our backyard, which will definitely result in additional water flowing underground to our property. This does not include the additional surface water generated by the site reconstruction and snow piling that our property will be bearing.

What is more concerning with the proposed watershed plan is the potential flooding it will cause, not only to our property, but many of the properties on Saint Andrews Circle, Spy Glass Court, Torrey Pines Court as well as others. In an Engineering Review dated May 24 by Chuck Nahn, PE and Professor John Norman stated, "Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development".

We respectfully request ... The Common Council does not approve or recommend the approval of this Project or any land use applications for this Project until Stone House has a fully approved stormwater management plan. We further request the Common Council refer this project back to Public Works for further review.

Thank you for your thoughtful consideration.

Jeffrey L. Western, PE, SE  
608-692-8414

**From:** [Kathy Western](#)  
**To:** [All Alders](#)  
**Subject:** #83477 6/18 CC meeting, 6610-6706 Old Sauk Rd.  
**Date:** Tuesday, June 18, 2024 1:16:28 PM

Some people who received this message don't often get email from kwestern@tds.net. [Learn why this is important](#)

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Please File in Legistar # 83477, public comments.

President Cole and Alders,

We've lived on St. Andrews Circle, a small cul de sac of 11 homes with low/medium density backing up to the Pierstorf Old Sauk farm property for 30 years. Nearby we have condos and apartments that are appropriately sized to seamlessly fit into the neighborhood. Stone House's (SH) inappropriate super-sized rezoning change puts an urban high density massive build so close behind our fence, so close to our home that the 24/7 noise and lights would force us into living in a noisy 100% urban high density area, not an environment we chose nor one we would ever choose to live in and one never meant to be on this property when our small cul de sac neighborhoods were created. This hardly seems fair. 24/7 noise, night-time lights, blocking of the sun, a total lack of privacy and an absence of natural greenery would negatively change the entire essence of our peaceful yard. Being surrounded by constant noise, lights and lack of privacy is not what anyone who values being surrounded by nature would want.

Of major concern is SH's watershed plan. By necessity we already have two sump pumps about six feet underground that run frequently during storms. This underground water runs freely through the sand like water through a sieve, flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at an even greater risk of flooding. The risk is great and one of the reasons the opposition is so strong.

These are all preventable problems made worse by the high density rezoning. SH's plan is just too big and dense of a build for the property size, leaving little if any room for common-sense solutions to fit in.

We respectfully request the Common Council not approve or recommend the approval of this Project or any land use applications for this Project until Stone House has a fully approved stormwater management plan. We further request the Common Council refer this project back to Public Works for further review.

Kathy Western  
25 Saint Andrews Circle  
Madison, WI 53717

Sent from my iPad



**From:** [Olivia Williams](#)  
**To:** [All Alders](#)  
**Subject:** Support Tiny House Village, Voit, and Old Sauk Rd Tuesday  
**Date:** Friday, June 14, 2024 2:53:15 PM

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Some people who received this message don't often get email from [olivia@macit.org](mailto:olivia@macit.org). [Learn why this is important](#)

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Dear Alders,

There are several decisions at the next Common Council meeting on Tuesday that will support the development of affordable housing and I urge you to support all of them. I wear a few different hats in regard to these proposals - as a neighbor to two of them, an Executive Director for Madison Area Community Land Trust, and a general supporter of affordable housing in all forms.

I support the zoning changes that would allow a new Tiny House Village on Stoughton Road. As an ED of a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. The site is a great location for this project-- it is located in a residential area near a bike bridge over Stoughton Road (in fact, the lot is just across Stoughton from my own home), on a lot big enough for a multifaceted facility to support the residents. I am in strong support of this project.

I also support the zoning and platting needed to develop the Voit property. My organization, Madison Area Community Land Trust, has an option to purchase one of the lots that will be zoned and platted with these items. We plan to develop permanently-affordable condo units at this site. I have found the Starkweather Group pleasant and forthcoming to work with, and it will mean a lot to my organization to be able to move ahead with this project. I also live close to this site, and am excited to have more connecting bike paths, park space, commercial options, and new neighbors with the Starkweather Plat developed.

I would, however, like to see the Council and staff re-commit to planning for the Chicago Ave crossing as a bike-only bridge over the creek, and to commit to never build an expensive car bridge at this crossing. There is a lot of value in connectivity between places - for people, pedestrians, and people traveling on bike and wheelchair, but seeing this connectivity in a car-centric light is misguided. Our streets are in fact safer for pedestrians, people on bikes, and people with other mobility devices when we reduce car traffic where it is unnecessary.

Finally, I support the zoning and platting of the Stone House Development project on Old Sauk Road. Any concerns regarding stormwater I trust will be handled and considered in detail by City Engineering in the next phase of the project.

Affordable housing is desperately needed in Madison, and approvals of these projects are essential to getting them off the ground.

Thank you for considering their approval,

Olivia

**OLIVIA R. WILLIAMS (they/she/Dr.)** | EXECUTIVE DIRECTOR



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 285-2691

[OLIVIA@MACLT.ORG](mailto:OLIVIA@MACLT.ORG) | [MACLT.ORG](http://MACLT.ORG)

Office hours by appointment only

**From:** [Don Worel](#)  
**To:** [All Alders](#)  
**Subject:** Opposition to rezoning Old Sauk Rd. parcels  
**Date:** Tuesday, June 18, 2024 2:47:10 PM

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Some people who received this message don't often get email from dworel@chorus.net. [Learn why this is important](#)

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

**To:** Members of the Madison City Council  
**Re:** Rezoning parcels on Old Sauk Road

Along with my neighbors, I've participated in every meeting that city planners have allowed us to attend. We've been called privileged, rich, and racist by city employees, who know nothing about us. Are we opposed to apartments being built in our neighborhood, far from it. Ours, is a neighborhood of multi- and single-family dwellings, apartments included.

What we object to is the city rezoning this property to advance a proposal, that should have been dead on arrival. It's too big, not affordable, too far away from essential services, will most likely flood adjacent properties, and will surely increase the danger, noise, and congestion Old Sauk Rd. already experiences. We fully support the sensible development of these parcels, constructed without the need to rezone.

No alder can possibly be up to speed on every proposal that comes before the Common Council. Naturally, you look for guidance from the alder whose district is impacted. Unfortunately, District 19 is without representation. Alder Guequierre lost the last election by a substantial margin and yet was selected by the city to represent us. He is a frequent communicator of his own opinions and someone who dismisses the clear and considered views of his constituents.

More than 270 people, who live closest to the property in question, signed a petition, which reads in part:

While we support reasonable, common sense development of the Old Sauk Road parcels, we are adamantly opposed to Stone House's unreasonable proposal.

- The project would increase the risk of substantial flooding to neighborhood homes and yards.
- This building would establish a wall, 40 feet in height towering over adjacent properties and extending down Old Sauk Road significantly longer than a football field.
- 
- The property is 19 times larger than the apartment building next door. It lacks the setbacks that make all of the nearby properties, including multi-family properties, and the entire existing neighborhood so attractive and cohesive.
- 
- The project would subject the neighborhood to noise and light pollution, seriously aggravated by the Stone House plan for a recreation area.
- 
- TR-U rezoning exists to "stabilize and protect and encourage the essential characteristics of **high density** residential areas...". This area is low density. The

Stone House Development proposal for rezoning to TR-U2 should be rejected.

Please consider the more than 270 voices of the people who live in the neighborhood, over those whose only consideration is profit, and reject this request to rezone.

Don Worel

**From:** [Darlene Brightbill](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 4:14:10 PM

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[Some people who received this message don't often get email from dbrightbill2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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AGENDA ITEMS #13 & 49:

It is so sad to see what's happening to our city. The people living here and paying insane property taxes are not being heard. The residents on and near 6610–6706 Old Sauk Road do NOT want a 138 unit building!!

How can this be allowed when it's not even zoned for such? What gives commission members the right to change zoning? And why would you want to lessen the value of this lovely residential neighborhood with apartments?

How can commission members voting unanimously in favor of all of the items to move this project closer to reality OVERRULE 420 who opposed with only 30 in favor? This is democracy? I fear also for an unfavorable outcome with an apartment building on Old Sauk Road.

Are my words a waste of time? Are you listening? When will the majority of the people be heard? Is the mayor in charge of the city, or are we, the people? God help us all!!

Brightbill  
Highland Woods  
305 Glenthistle Court

Sent from my iPhone

**From:** [Kathy Derene](#)  
**To:** [All Alders](#)  
**Subject:** Meeting Agenda Items 13 and 49--Stone House Development  
**Date:** Tuesday, June 18, 2024 4:24:56 PM

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Some people who received this message don't often get email from kathy@derene.com. [Learn why this is important](#)

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I am opposed to the proposed rezoning and development along Old Sauk Rd. I was disappointed that the project was approved by the Plan Commission despite overwhelming opposition expressed by dozens of attendees at the June 10<sup>th</sup> meeting.

My husband and I have lived on Old Sauk Rd. (at the corner of Old Middleton) for more than 20 years. This a busy area with lots of cars day and night. As you may know, Crestwood Elementary is just up the hill. Over the years we have gotten used to the noise and busy traffic, but I'm not looking forward to more cars on our street. As you may know, there is a three way stop at Old Sauk, Old Middleton and Rosa Rd. Many, many cars don't bother to stop and coast through the stop signs. I can see this problem getting worse (and more dangerous for people crossing there) as there is more development.

How about a more modest development (one not the size of a football field) aimed at families? I could support that.

Kathy Derene  
5702 Old Sauk Rd.  
Madison 53705



**From:** [noreply](#)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Rezoning of 6610-6706 Old Sauk Rd.  
**Date:** Tuesday, June 18, 2024 4:26:23 PM

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Recipient: All Alders:

Tuesday, June 18, 2024 – 4:25pm

William C. Houlihan  
6606 Carlsbad Dr.

Madison, Wisconsin. 53705 No, do not contact me. All Alders Rezoning of 6610-6706 Old Sauk Rd. I am writing to oppose the rezoning and the proposed development project. There have been 2 public hearings and a plan commission hearing where hundreds of nearby residents have voiced near unanimous opposition to the project due to its scale and adverse impact on the neighborhood and immediate neighbors. It does not appear that any of those concerns have been taken seriously. I would ask that you please consider the input provided by those of us who will have to live near this building and reject this rezoning. Thank You.

**From:** [Lois Jacobsen](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 4:57:58 PM

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Some people who received this message don't often get email from lmjacob@att.net. [Learn why this is important](#)

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We are concerned about the development plans at 6610-6706 Old Sauk Rd. A large apartment complex there would affect the traffic- adding many more cars to the daily commutes and also affect the bicycle traffic on this road. Adding this many people to the neighborhood will affect water, sewage, the electrical grid and remove trees from those properties. This is an environmental impact that many developers do not seem to consider. We support affordable housing projects and lowering the rents in the city so people can afford to live here. But there has to be some thought as to where these are being built.

Please listen to the neighborhood voices at your meeting.

Thank you.

Lois and John Jacobsen

**From:** [Lisa Miller](#)  
**To:** [All Alders](#)  
**Subject:** AGENDA ITEMS #13 and #49-VOTE NO!!  
**Date:** Tuesday, June 18, 2024 4:28:55 PM

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Some people who received this message don't often get email from mindfulnrlisa@gmail.com. [Learn why this is important](#)

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Hi,

My roommate and I live just off Old Middleton Rd. in the Highland Woods condo complex, near where Old Middleton intersects with Old Sauk Rd. Our driveway out of the condo complex exits onto Old Middleton Rd.

We are absolutely AGAINST The Stone House proposal! We ALREADY have a hard time during the day trying to get out of our driveway in a vehicle due to the high traffic volume on Old Middleton Rd. And yesterday, I had to wait 5 full minutes just to WALK across Old Middleton Rd. at 8:30 am!! I had to run not to get hit by one of the speeding cars. People already drive way too fast on Old Middleton Rd. Adding additional traffic will make it worse.

The project idea is nice, but NOT where you plan to put it. As residents, we are not opposed to development, but do oppose inappropriate development. A sensible and acceptable solution would be a building with a smaller footprint, i.e. units for small families or better yet, building this somewhere more appropriate!

Please actively listen to us residents who are in opposition to this proposal. Over 500 District 19 residents have petitioned against the Stone House proposal. We respectfully request that the City work collaboratively with its residents, and incorporate their input into the city planning process. Together, we can continue to ensure Madison remains the special community we all value.

Thank you,

Lisa Miller and Scott Weiner  
302 Glenthistle Ct. (Highland Woods condo complex perpendicular to Old Middleton Rd.)

**From:** [James Spiegel](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 4:28:31 PM

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All Alders:  
Re: I Oppose Stone House Development  
At 6610 Old Sauk Road

We've only lived here on the West side since 1974 so we've seen some of the dramatic changes made to our community. This development is out of character for the neighborhood.

Make developers site dense development along the BRT route not just in places where there's cheap, open land.

Do better research on Urban in-fill.

Jim& Gretchen Spiegel  
124 Glenthistle Road  
Sent from my iPhone

**From:** [Bonnie Broderick](#)  
**To:** [All Alders](#)  
**Subject:** Stonehouse proposal  
**Date:** Tuesday, June 18, 2024 5:34:16 PM

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Some people who received this message don't often get email from fgsbbmp@gmail.com. [Learn why this is important](#)

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To Alders:

Many D19 (over 500) residents have petitioned against the Stonehouse proposal. Based on how comments and emails were handled at the Plan Commission meeting last time, (meaning they were ignored) the way this project is proceeding has many earmarks of skirting due process. The way things are proceeding by not commenting on residents' concerns, speaking to us about how these decisions are being made, how the city plans to handle negative impacts on bike and auto traffic on Old Sauk Road and Old Middleton Road, stormwater and drainage issues for THAT MANY apartments, etc, etc. raises the appearance of possible deceitful practices in this administration.... I want to impress upon you the importance of avoiding ANY APPEARANCE of impropriety.

The current appearance is of a rush job by avoiding engagement on appropriate issues which impact existing residents who pay property taxes, use these roads and conservation areas, etc. This is not a good start for the City. Do better.

Bonnie Broderick  
221 Glen Hollow Rd  
Madison

**From:** [Paul Reith](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk side by side comparison attachment.  
**Date:** Tuesday, June 18, 2024 9:56:56 PM  
**Attachments:** [Side-by-Side Comparison of SH Site Context Pix.pdf](#)

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Some people who received this message don't often get email from prodnet@gmail.com. [Learn why this is important](#)

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Attached. Thank you for your consideration!

Paul Reith  
608.616.0808



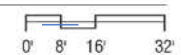


2 SOUTH ELEVATION  
 A201 1/16" = 1'-0"





2 SOUTH ELEVATION  
1/16" = 1'-0"

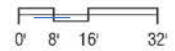






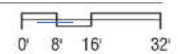


2 SOUTH ELEVATION  
A201 1/16" = 1'-0"





2 SOUTH ELEVATION  
A201 1/16" = 1'-0"

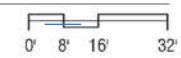






- HIGH ROOF 136' - 2"
- ROOF 133' - 6"
- THIRD FLOOR 122' - 4"
- SECOND FLOOR 111' - 2"
- FIRST FLOOR 100' - 0"
- PARKING LEVEL 89' - 0"

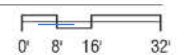
2 SOUTH ELEVATION  
1/16" = 1'-0"







2  
 A201  
 SOUTH ELEVATION  
 1/16" = 1'-0"





- HIGH ROOF 136' - 2"
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2 SOUTH ELEVATION  
1/16" = 1'-0"





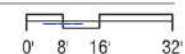


2 SOUTH ELEVATION  
 1/16" = 1'-0"





2 SOUTH ELEVATION  
A201 1/16" = 1'-0"



**From:** [Diane Sorensen](#)  
**To:** [Mayor](#); [All Alders](#)  
**Subject:** Appeal of Conditional Use approval for project at 6610 -6706 Old Sauk Road.  
**Date:** Sunday, June 23, 2024 9:57:59 AM  
**Attachments:** [Erroneous Conditional Use Decision. .pdf](#)  
[Opposition - Stone House Dev 6610-6706 Old Sauk Rd \(Mike & Lynn Green\).pdf](#)

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

Dear Mayor and Council Members,

Attached please find my letter in support of the Appeal of the Conditional Use approval for the Stone House Development project for the above parcels. I am also attaching an earlier letter from Michael and Lynn Green because it contains additional photographic evidence that the conditional use was erroneously approved.

Please add these letters to Legistar File No. 82972 and link to related files, No. I 82950, 82979 and 83774.

Thank you for your careful reconsideration of the evidence and my arguments.

Sincerely,  
Diane Sorensen

Dear Mayor Rhodes-Conway and Madison Alders,

I am one of the parties appealing the Plan Commission's approval of a conditional use permit to the Stone House Development for a 3 story, 138 unit apartment complex at 6610 - 6706 Old Sauk Road. I write in support of the appeal and ask that my comments and argument be filled in Legistar Files No. 82950, 82972, 82979 and 83477.

## **THE CONDITIONAL USE STANDARDS ARE NOT MET.**

As shown below, conditional use standards 1, 3, 5 and 8 are not met.

### **1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities .... drainage ....have been or are being provided.**

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. The staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested storm water management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, *"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for either underground basins as well as infiltration from pervious areas is also very likely to fail. ... Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life."*

Because of the flood threat created and not remedied by this development, standards 1 and 5 are not met. The Plan Commission decision to the contrary is arbitrary and capricious.

### **3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.**

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor



must accept the fact that the pill she prescribed is causing pain. No doubt the medical community would listen. Our city politicians should too.

To state the obvious, each of the 279 co-petitioners opposes the development because the development it impairs/diminishes his or her use and enjoyment of his or her property. Indeed, these residents feel such a degree of harm that they are petitioning their government for relief. The losses of the co-petitioners are foreseeable; in fact, they are described in detail in the many letters opposing this development. I won't attempt to recap all of the damage described in the letters, which include personal stories and personal angst. They speak for themselves. They speak about the shared losses that a too-big development causes: the loss of neighborhood cohesion, safety, peace, order, beauty and respite, and the unique additional losses for a smaller group, including flooding and invasion of privacy.

The Plan Commission's finding that this standard was met is infuriating. How dare Commissioner Solheim toss out the statements of 279 residents as though we are idiots! How dare the Plan Commission ignore our many authentic and individualized descriptions of lost and impaired uses, values and enjoyment and substitute its pre-ordained, density-driven finding that there is no loss! This is a prime example of the city refusing to listen to its residents.

PLEASE READ THE LETTERS IN LEGISTAR FILE NO. 82972.

Speaking for myself, I want to add that I don't want to live on East Washington Avenue or in any other high density area. I live here for the lower volume, slower pace and greater, greener space. The proposed apartment complex impairs that too. Yes, it is a privilege to live here with space and green and ease and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

The Plan Commission's finding that Standard 3 is not met is contrary to fact.. The conditional use approval must be reversed.

**8. .. When applying these standards to any new construction of a building .... The Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose in the zoning code.....**

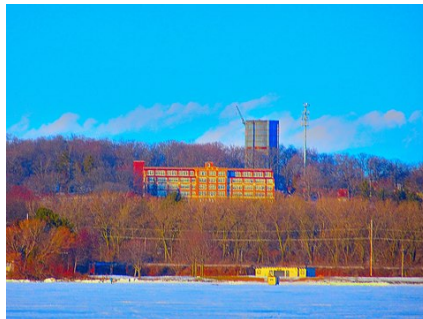
The Plan Commission conveniently skipped over this standard and for good reason: the proposed development is incompatible with the character of the area. Even the staff report concedes that **"the building is unlike any other residential building in the surrounding area."** The staff report then turns to the fact that "efforts have been made to limit the differences in scale". With all due respect to this novel argument, you can't put a quart into a pint jar. It does not fit. It will not work. It makes a mess. And that's the result here.

This monstrous building does not belong in this neighborhood. It looks much like another institution designed by the same architectural firm (Law, Law & Potter) - the Lake View Sanitorium, except that the Lake View Sanitorium is a much smaller building on a much larger parcel (48 acres), making the building to grounds setting more aesthetically pleasing and balanced. There is no comparable forested hilltop setting for the Stone House apartment complex - instead its close-up, in-your-face like the neighborhood bully.

#### Stone House Development.



#### Lake View Sanitorium.



I could go on and on. There's the lack of set back from Old Sauk Road, the loss of trees and other vegetation, the monstrous 425 foot spread, the complete lack of any warmth or welcome, but it will make no difference if the Council refuses to acknowledge the elephant in the room. This apartment complex is the elephant in the room. It's the elephant in the neighborhood. . If you do open your eyes and your minds, you will see that. .Once seen, it cannot be unseen and you must recognize that the proposed

apartment complex does not meet the standard 8 requirement that it creates and atmosphere of sustained aesthetic desirability compatible with the surrounding area.\*. For this reason, too, the Plan Commission's approval of a conditional use is an error.

In conclusion, the Plan Commission erred granting approving this conditional use. The Common Council must reverse this decision.

Thank you for your careful consideration of my views.

Diane Sorensen

\*. (For additional evidence of the incompatibility of this development with other structures in the area, see the photographs attached to the Opposition Paper filed by Mike and Lynn Green on June 5, 2024, which I have attached to my cover email for your convenience.)

Position Against  
Proposed Stone House Development of the  
Pierstorff Farm, 6610-6706 Old Sauk Road  
Mike and Lynn Green  
44 Year Residents at 6709 Old Sauk Rd, Opposite the Proposed Development  
5 June 2024

We are firmly against this Proposal as it stands. We are not against change, development, some increase in density, residents of any ethnicity/race or economic status, or proper use. This Proposal has major deficiencies that are technical, that include overbearing size, and that are inappropriate in use as described below.

Originally, Stone House Development (SHD) showed an interest in community/neighborhood feedback. That feedback has consistently been negative. As planning and development progressed, mutual interaction with SHD faded and that with City Planning was most disheartening both for this project and, so far, for the evolving West Side Plan. The developer is out to make money while following the City's lead. As to the latter, there is a stark difference between present City policies and those of past administrations regarding the evolution of Madison. Previously, Madison housing had bottom-up, neighborhood/community driven policies; now that is reversed with top-down policy that marginalizes local involvement. Rationale for current policy is overly weighted, to dominated, by a projected massive influx of new residents over the next few decades; that will come at the expense of current residents with differing values, vision, and preferred use. But, this is a topic in its own right that is being developed elsewhere [Ref 1]. The fundamental point is that there should be a mutual discussion of these values, and not a monolog on our part that is unheard by the City, before a massive, and yet another, rental-only apartment complex is built.

Specifics of Opposition – There are many issues of which these are the most significant.

- **STORMWATER MITIGATION** – Homes immediately to the north, and downhill from the proposed development suffered damage from the “1000 year” rainfall in August 2018; and that was from farmland that could absorb water. This situation will likely/possibly get worse either from climate change or that the real Recurrence Interval for similar storms is actually much less than 1000 years. The problem gets even worse when the site becomes 60% impervious because of construction. These north-border residents have vivid recollections of flooding damage, the heightened likelihood of worsened conditions, and thus major concern for the proposed development.
- **MASSING** – LMR land use permits 3 stories and 30 dwelling units per acre (du/ac). This development is 3 stories and 36 du/ac which would require escalation for “special conditions”. First, the escalation increases capacity/density by roughly 20%, which is to say, areal coverage by the same amount. But, not allowing that escalation reduces the building footprint which has two beneficial effects. The first effect is to reduce the storm water problem (above) and the second enables further increasing setback(s) for an already offensive structure.
  - The developer shows what are taken to be “comparables” in the area [Ref 2] but does not

show them juxtaposed with the proposed development. Some of these (not cherry-picked) comparables are shown side-by-side in [Ref 3] with comparison to neighborhood housing and a nearby apartment complex.

- Starting with the comparison most favorable to the developer, the nearby Settlers Woods apartments, one observes a much shorter extent along Old Sauk Road (roughly 100 ft vs 400 ft) and shorter height. But, the most noticeable difference is the setback from the curb: roughly 87 ft vs 37 ft which is to say the “apparent” height of the new development is more than twice that of its nearest “comparable” besides being 4 times longer.
  - Comparison (height and frontal length) of the new development to its surrounding [houses in Ref 3] highlights how incongruous this structure actually is; and in the length comparison bear in mind that the apartment is an unbroken, continuous “wall”.
  - The Comprehensive Plan states “... newly developing LMR areas should be seamlessly integrated with surrounding development” with which the Plan Commission is supposed to be consistent. A reasonable comparison of this development to its surroundings shows it is neither seamless or integrated, either in height or frontal extent. This development is literally and figuratively “in your face”. On this single, basis alone this proposal should be rejected. Subjectively, it is appalling.
- USE – Whereas much is made of the “housing crisis”, there is an acknowledged crisis-within-a-crisis in terms of housing alternative to rental, apartment-only construction. This alternative, “Missing Middle” housing offers occupant ownership with several benefits. Renting means landlord control. Rental rate increases are the highest in the country [Ref 4]. Skyrocketing rental rates increase owner profits ... indefinitely. Rentals are already 60% of Madison housing; substantially increasing to more and more apartments from influx exacerbates all of these negatives. It does not appear to be providing, nor is it likely to provide “affordable housing”. Non-rental, Missing Middle housing is the needed alternative which must be enabled. Further, and more importantly for the community, ownership provides investment not just financially but also in the neighborhood. Owners are likely to be longer-term residents with families who participate in local, civic activities, send their kids to local schools, and become active and vibrant neighbors that thrive and grow in this housing type. Present understanding is that the Stone House apartment proposal is neither family-oriented nor affordable (especially to families).

*City Leveraging* – There is another problem at play as well, and that is the City leveraging its position on Old Sauk Road (OSR). This is a two lane road with few crosswalks (three now, it used to be only one at Crestwood School) in the 1.2 mile stretch between Old Middleton Road and Gammon Road. It is a very busy road, with often speeding traffic (passing over the center line or in the parking lane) and scant speed enforcement that, to a resident on OSR, is already at capacity. The SHD proposal will double to triple the number of dwelling units in that stretch of road. Further, the City with its Proactive Zoning philosophy has aspirations to build more higher density units just east of here. All of this is just “piling-on” (leveraging), by the City, to a saturated corridor.

*Timing* – These comments come ahead of the Plan Commission’s Public Review of the SHD Proposal on 10 June. That Review will cover Re-zoning and Conditional Uses but the Staff

Report covering the “specific standards” against which the Proposal will be judged are not available until noon on Friday, 7 June. As a result, comments, above are necessarily incomplete as not only the “specific standards” but the parameters to be judged are not yet spelled out or available. Further, and worst of all, is that there are only a few days over the weekend for citizens to read over the objective details of the Proposal before the Public Review. This simply is grossly unfair to the public reviewers.

Finally, review, and possible passage of the SHD come at a time when other, relevant and possibly consequential meetings are occurring. One such is the series of the Housing Strategy Subcommittee which, in part, is looking into timely solutions for Missing Middle housing; it is believed that results from that study should be released this summer. Additionally, there is the ongoing and maturing West Area Plan meetings and drafts. The property addressed in the Proposal is in the West Area and would, or should, be subject to its recommendations. Both of these series concern getting-it-right where new development is concerned. The City’s development polices should reflect, and give substantial weight to, these ongoing studies in lieu of maximizing apartment construction (present form of densification).

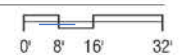
#### References

- [1a] March 8, 2024 [Fanlund, Cap Times] [“City hall is taking aim at Madison homeowners' neighborhoods”](#)
- [1b] March 16, 2024 [Soglin, Cap Times] [“Madison zoning plan stinks, and so does its implementation”](#)
- [1c] March 25, 2024 [Fanlund, Cap Times] [“Does zoning furor suggest Madison is becoming two cities?”](#)
- [1d] March 29, 2024 [Soglin, Cap Times] [“Zoning proposals would erode Madison's sense of place”](#)
- [1e] April 1, 2024 [Fanlund, Cap Times] [“Historian Mollenhoff laments power shift to Madison planners”](#)
- [1f] May 24, 2024 [Fanlund, Cap Times] [“The common narrative around Madison rezoning is misleading”](#)
- [2] Pg 18, [Project Plans, #3, Legistar 82972 Version 1](#)
- [3] See side-by-side comparisons (attached)
- [4] March 28, 2023 [Channel 3] [“Madison year-over-year rent increases are the highest in the country, study finds”](#)





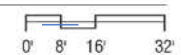
2 SOUTH ELEVATION  
A201  
1/16" = 1'-0"







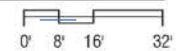
2 SOUTH ELEVATION  
1/16" = 1'-0"





- HIGH ROOF 136'-2"
- ROOF 133'-6"
- THIRD FLOOR 122'-4"
- SECOND FLOOR 111'-2"
- FIRST FLOOR 100'-0"
- PARKING LEVEL 89'-0"

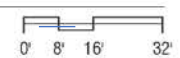
2 SOUTH ELEVATION  
A201 1/16" = 1'-0"







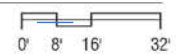
2 SOUTH ELEVATION  
A201  
1/16" = 1'-0"





2  
A201

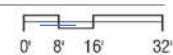
SOUTH ELEVATION  
1/16" = 1'-0"



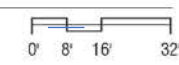
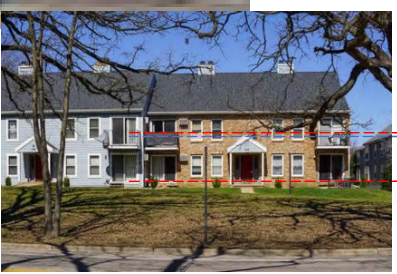




2  
 A201  
 SOUTH ELEVATION  
 1/16" = 1'-0"







# Wyndemere Condominiums



2 SOUTH ELEVATION  
1/16" = 1'-0"

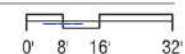


# Wyndemere Condominiums





2 SOUTH ELEVATION  
A201 1/16" = 1'-0"



**From:** [Victor Toniolo](#)  
**To:** [All Alders](#)  
**Subject:** Lies  
**Date:** Tuesday, June 18, 2024 10:05:43 PM

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

Alders,

I hope you are checking your email here. You are being lied to by the neighbors re: stormwater. You should ignore every comment related to stormwater and listen to the city employees whose actual job this is.

The plan commission are the authority here. NOT neighbors with an axe to grind.

**From:** [Martin VanHaren](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Friday, June 21, 2024 2:16:21 PM

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[Some people who received this message don't often get email from martyvanharen@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Traffic impact from this project will be a nightmare at the morning and afternoon rush on weekdays.

There is already so much traffic going eastbound, in the morning, that it is difficult to turn right from northbound Blue Ridge Parkway.

It will be very difficult for tenants leaving a property on the north side of Old Sauk to attempt a LEFT turn across traffic to get on eastbound Old Sauk. And that is when the roads are not covered with snow and ice.

God forbid there will be increased bicycles and pedestrians trying to cross Old Sauk from the north side to the south to catch a bus or use a bike lane.

Traffic is likely to be backed up exiting the property and will undoubtedly block the sidewalk and or the bike lane for westbound traffic.

Sent from my iPhone



**From:** [Jeff Western](#)  
**To:** [All Alders](#)  
**Subject:** Common Council 82979  
**Date:** Tuesday, June 18, 2024 11:47:52 PM

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Please combine with item 83477

I suggest these items be sent back to the Planning Commission for rework of the watershed plan.

Flooding is so important, we need a 100% Approved Watershed Plan before Common Council Approval.

Thank you.

Jeff Western  
25 Saint Andrews Circle  
Madison, WI 53717

**From:** [Fun to Build](#)  
**To:** [Mayor](#); [Figueroa Cole, Yannette](#); [All Alders](#); [Plan Commission Comments](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, 6610-6706 Old Sauk Rd  
**Date:** Sunday, June 30, 2024 6:00:23 PM

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

We ask that you reverse your decision as appealed and defer approval of the Stone House Development proposal at 6610-6706 Old Sauk Rd until: a) a Stormwater Plan is approved by City Engineering and b) the City can provide an adequate stormwater infrastructure to accommodate increased storm runoff caused by the Stone House Development project.

Additionally, we find it Unbelievable that the Plan Commission and a developer teamed up in advance and conspired together to radically change the zoning of our neighborhood and prior to any public comment period or neighborhood consideration.

We find it Unbelievable, despite 100% opposition from adjacent property owners and overwhelming public opposition, a decision was made at the 6/10/24 Plan Commission meeting to approve the Stone House Development proposal with zero, let us repeat, zero discussion.

We find it Unbelievable that our recently selected alder used the Plan Commission meeting time to pitch softball questions to both Stone House Development and its engineer, Wyser Engineering when they had previously exceeded their public comment time limit. He did not afford the same luxury to residents who were also cut off when speaking.

We find it Unbelievable at this flood risk location as declared by the City on their Flood Risk Map why Stone House Development choose to start with a large building design and left a small amount of room for a stormwater system, it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building. Because Wyser Engineering's stormwater design (revised 5/24/24) does not include spare reserve capacity where flow can be diverted to in an emergency or to perform cleaning maintenance, does not include a water level or water flow monitoring system, is relying on infiltration into soils with subpar percolation rates, does not include confined space entry into the underground infiltration basins for inspection and cleaning and to our knowledge where there are no local confined space vessel cleaning services available, their design will be not be successful and achieve 100% performance, 100% of the time.

We find it Unbelievable that there is no known discussion about modifications to the City's outdated and woefully undersized stormwater sewer system that could accommodate the increased storm runoff caused by the Stone House Development project.

And lastly, we find it Unbelievable that neither the Staff, the Plan Commission or the Common Council is raising any concerns or expressing significant challenges to these issues,

only approving without question.

Sincerely, Gary and Barb Foster  
6506 Old Sauk Rd

**From:** [Kathleen stark](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Development Proposal  
**Date:** Monday, June 24, 2024 5:11:07 PM

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Again we emphasize that as citizens of Id Sauk neighborhood we strongly oppose the following agenda items:

**2950 ... 6610-6706 Old Sauk Road (District 19):** Consideration of a demolition permit to demolish two single-family residences and a two-family residence.

**24) 83477 ...** Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

**25) 82972 ... 6610-6706 Old Sauk Road (District 19):** Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.

**26) 82979 ...** Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19)

Thomas and Kathleen Stark  
809 Sauk Ridge Trail  
Madison, WI 53717

**From:** [Chuck Nahn](#)  
**To:** [All Alders](#); [Figueroa Cole, Yannette](#); [Guequierre, John](#); [Mayor](#); [Plan Commission Comments](#)  
**Cc:** [Mary Umbeck](#); [jeff western](#); [Fries, Gregory](#); [Schmidt, Janet](#); [Tim Burns](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, 6610-6706 Old Sauk Rd  
**Date:** Friday, July 5, 2024 1:34:13 PM

Some people who received this message don't often get email from [chucknahn@gmail.com](mailto:chucknahn@gmail.com). [Learn why this is important](#)

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered Civil Engineer, with over 40 years of experience, retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- **Underground Tank Infiltration Rate-**
  - The infiltration rates used in the report are too high and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
  - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
  - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (professor emeritus of soil science) comments.
  - Sodium Chloride used for winter deicing of street, driveway and parking lot may cause soil clogging and immediate infiltration failure based on Dr. Norman's comments.
- **Pre-existing Detention not applied to on-site discharge-** City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- **Potential Increased Flooding to Lower basements for North Property Owners-** Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- **Proposed Underground Tank Outflow pipes elevations-** If underground infiltration tanks should not infiltration as designed, the outflow pipe elevation will negate  $\frac{3}{4}$  of the existing storage of the underground tanks.

I have numerous additional stormwater management plan comments that I submitted to City Engineering on June 4, 2024 with no response received. I request an in-person meeting with City Engineering and the developer's engineer to review these additional issues. Given the uncertainties

that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners

Thank you for your consideration of these issues.

Chuck  
Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199



**From:** [Fun to Build](#)  
**To:** [Figueroa Cole, Yannette](#); [All Alders](#); [Mayor](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, Agenda Item #6 for Common Council Meeting 7/16/24, 6610-6706 Old Sauk Rd  
**Date:** Thursday, July 11, 2024 10:39:31 PM

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To President Cole, All Alders and Mayor Rhodes-Conway,

We ask that you reverse your decision as appealed and defer approval of the Stone House proposal at 6610-6706 Old Sauk Rd until: a) a Stormwater Plan is approved by City Engineering and b) the City can provide an adequate stormwater infrastructure to accommodate increased storm runoff caused by the Stone House project.

If we were asked a year ago if we thought a 138-unit apartment could be built at this location so close to our home we would have said no way, that we are in the middle of 4 square miles of suburban neighborhoods and protected by zoning laws. Little did we know.

Back in October, 2023 at the initial Stone House proposal meeting our reaction was then as it is today, Stone House is trying to cram too much into this 3.7 acre location. Stone House has chosen to start with a large building design and left a small amount of room for a stormwater system, as an engineer I would say it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building.

Since this initial proposal meeting we have learned a lot.

We have learned that the Plan Commission and Stone House teamed up in advance and conspired together to advance a radical zoning change and an urban building design to our suburban neighborhood prior to any public comment period. We watched in disbelief, despite overwhelming public opposition and professional analysis as the Plan Commission approved the project unanimously and without discussion. We have learned that our voices as residents are not being considered and that we are only pawns in the game to make it look like there is public involvement. This project was approved before it was announced.

We have learned that this location is identified on a City of Madison Flood Risk map.

We have learned from City Engineering that this property has an enclosed depression and the only way to drain it is via a storm sewer pipe and that Old Sauk Rd has a storm sewer that needs to be upsized and currently there are no plans to upsize. Since there are no City plans to make modifications, there are no available storm sewer accommodations to handle increased storm runoff caused by the Stone

House project.

We have learned from City Engineering that this project must be designed and managed in such a way that there is no additional flooding to adjacent property owners after development when compared to pre-development.

We have learned that revised MGOs in 2020 make stormwater planning more stringent, this is a result of the August, 2018 flooding and a recent history of more intense rainfall events in West Madison.

We know Stone House does not have a City Engineering approved Stormwater Plan.

We have reviewed Stone House's engineer's (Wyser Engineering) Stormwater Plan last revised on 5/24/24 and we do not believe their design will be successful and will not achieve 100% performance, 100% of the time.

We have learned the following about their Plan:

- a) it does not include spare reserve capacity where flow can be diverted to in an emergency or to perform cleaning maintenance,
- b) it does not include an underground water level or water flow monitoring system,
- c) it is relying on infiltration into soils with subpar percolation rates,
- d) it does not include confined space entry into the underground infiltration basins for inspection and cleaning and to our knowledge where there are no local confined space vessel cleaning services available,
- e) when the underground infiltration basins foul, do not drain properly and fill, 100% of the rainwater shed from all roofs and driveways will overflow directly to the west property line discharge point and onto adjacent neighborhood properties and
- f) it does not include a system that would provide regular performance reports to the City, utilize a flow meter at the west property line discharge point, on-site rain gauging, programming and a PLC (programmable logic controller) to ultimately determine if compliance of no additional flooding post development vs. pre-development is being met.

And lastly, we have learned through Alder Guequierre's Blog dated 6/30/24 that he and possibly City Engineering are using their position(s) to try and help Stone House, what does this all mean? Alder Guequierre stated: "On June 27 I met with Greg Fries of Madison's stormwater management engineering team to brainstorm about things we hope to see in the final Stone House stormwater and maintenance plans. We have reached out to the developer and their engineer with some ideas and will explore them and other ideas that may bubble up in further conversation."

For all these things mentioned here we ask that you reverse your decision as appealed and defer approval of the Stone House proposal at 6610-6706 Old Sauk Rd.

Sincerely, Gary and Barb Foster  
6506 Old Sauk Rd

**From:** [Fun to Build](#)  
**To:** [Mayor](#); [All Alders](#); [Figueroa Cole, Yannette](#); [Plan Commission Comments](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, 6610-6706 Old Sauk Rd  
**Date:** Monday, July 15, 2024 8:41:23 PM

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

At the Common Council 6/18/24 meeting Helen Bradbury, Stone House Development gave the impression that she and Stone House Development had answered all questions raised by residents, which is not true.

On 3/14/24, I generated a full list of questions for Staff, Engineering and Stone House Development. I did receive and appreciate answers from Staff and Engineering that were published in a 3/20/24 Blog by Alder Guequierre, but Helen Bradbury and Stone House Development have never answered any of my specific questions, only responded once by saying I could find the answers in their presentations, which was not possible and made no sense.

So that there would be no confusion, I began prefacing the questions on 3/26/24 as “New Question for Stone House Development”. I sent out follow-ups on 4/8/24 and then again on 5/14/24 and have never received any specific answers. See below for the questions that remain unanswered as of today.

*New Question for Stone House Development, 3/26/24: Describe what construction methods will be used and required to install the stormwater systems and the plans to be used that will not allow any damage to surrounding properties?*

*New Question for Stone House Development, 5/7/24: We have been told that you are not responsible to fix all flooding issues of the area, just those created by your new development and no worse than pre-development conditions. Do you plan to go beyond the minimum required and help out with the existing situation?*

*New Question for Stone House Development, 3/26/24: The homes in our neighborhoods have architectural styles with sloped roofs, most of them resembling Colonial, Mid-Century, French/English Country, not Craftsman or Prairie and not with flat roofs. Have you considered proposing Townhouse Style apartment designs with gable roofs (like those that can be found elsewhere in the City of Madison)?*

*New Question for Stone House Development, 3/26/24: Describe how this development will meet or exceed ordinances referenced in the District 19 Blog answers dated March 20, 2024 addressing light pollution. Because the development is so tall and had to be moved close to Old Sauk Rd to deal with shadowing issues, the one and only driveway is now at the back very close to many neighbors. Describe how vehicle lights will not be an issue for the neighbors?*

*New Question for Stone House Development, 3/26/24: Describe how this development will meet or exceed ordinances referenced in the District 19 Blog answers dated March 20, 2024 addressing noise pollution. Because the development is so tall and had to be moved close to Old Sauk Rd to deal with shadowing issues the one and only driveway and all its associated vehicle noises are now at the back of the development very close to many neighbors. Describe how vehicle noises will not be an issue for the neighbors?*

*New Question, 3/26/24 for Stone House Development: Describe your plan to recycle demolition materials and not just send everything to a landfill?*

*New Question for Stone House Development, 3/26/24: What specifically have you done, or could you do to gain support of your development with the surrounding neighbors that you are so greatly impacting?*

*New Question for Stone House Development, 3/26/24: Part of the discussion at the 3/13/24 meeting was about the apartment rental rate pricing structures, would you confirm that pricing will always be at market rate and never a rent assistance rate or a low-income rate?*

*New Question for Stone House Development, 4/8/24: The 3/13/24 proposal eliminated one of the two access points into the underground parking and relocated the one and only access to the rear of the facility. This change creates confusion, congestion, safety concerns and traffic issues for those coming into and out of the facility, including the added congestion with deliveries being made in a tight area on the access road behind the building. In addition, twenty-one parking spaces were added with headlights facing directly into neighbor's windows on St Andrews Cir and with all deliveries being made to the facility in very close proximity to homes to the north. These parked vehicles will be 20' to 30' from neighbor's homes resulting in unwanted around the clock noise and chaos. All of the natural buffers that were in the 10/24/23 proposal were eliminated in the 3/13/24 proposal. What specifically will be done to eliminate 100% these impacts and to the satisfaction of all adjacent neighbors?*

*New Question for Stone House Development, 5/7/24: At the 3/13/24 presentation it was unclear about the exact building heights and whether the shadow drawings presented were very accurate. Now that you know the building heights more accurately and the building location on the site would you now provide accurate shadow drawings?*

Sincerely, Gary Foster  
6506 Old Sauk Rd

**From:** [Ann MacGuidwin](#)  
**To:** [Mayor](#); [All Alders](#); [Plan Commission Comments](#)  
**Subject:** Please post as public comments for 82950, 82972m 83477, 82979, 84123 / 6610-6706 Old Sauk Rd  
**Date:** Tuesday, July 16, 2024 12:20:47 AM

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

I support repeal of the of the Stone House conditional use request (6610-6706 Old Sauk Rd) because approval standard #3 was not met: “***The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.***” On the basis of the information provided to date, it is foreseeable that the Stone House project will cause stormwater damage to adjacent properties, diminishing the resale value and marketability of their homes.

On June 10, 2024 the Plan Commission approved conditional use for the Stone House project subject to 63 conditions. Nearly one third of the 63 conditions fall in the purview of the City Engineering Division and 13 of those relate directly to stormwater management. In green lighting the project, staff acknowledged there was no approved stormwater management plan but assumed one could be devised through collaborative meetings between Wyse Engineering (Stone House), city engineers, the city planning council, and Alder Guequierre.

The conditional use approval was granted because Stone House claimed they would be compliant with Madison General Ordinance 37 (stormwater management). The Commission then used circular logic to conclude that the project met approval standard #3 because Ordinance 37 protects neighboring properties. This “cart before the horse” approach has evidently worked for other projects, but the Stone House development is exceptional in some respects and has stormwater issues of such consequence that all actions related to stormwater should be carefully and critically reviewed before a decision is made regarding approval standard #3.

#### **Why is the Stone House Old Sauk Rd case unusual?**

- The project sits squarely in a residential neighborhood. Nine residential parcels share a property line with the project and another is separated by a narrow out lot.
- The project is on land with a history of flooding and discharge of water to neighboring parcels. Nine single family residences to the west and north of the project receive stormwater discharge into their yards.
- All stormwater running from pavement, the building, and through two green roof courtyards will be collected and concentrated into two underground infiltration facilities. 100% reliance on an engineered underground system for stormwater management is unprecedented in this west side neighborhood so examples to

demonstrate proof-of-concept should be provided.

- Ordinance 37 (37.093c5) requires that the volumetric discharge to other properties be equal to or lower than pre-development levels for up to the 10-yr rain event. Approval standard #3 has no such restriction. Models were not run for rainfall greater than the 10-yr event, but the data trends suggest that post-development discharge will exceed pre-development levels for any event greater than 4.1 inches in one day (10-yr event).

### **What are the issues with the underground infiltration facilities?**

- Multiple test borings in some regions of the property showed infiltration rates of 0.13 to 0.5 inches of water per hour, which is so low that water will puddle rather than being absorbed into the soil. Stone House proposes a novel untested solution to address this problem; excavate, mix, and return the soil to the site. They predict “The infiltration rate *can likely* be improved” by this solution. Despite their acknowledged uncertainty, they go on to use the most optimistic estimate (0.5 in/hr) for their models. In fact, the Stone House models only show compliance with Ordinance 37.093c5 if they use the 0.5 in/hr infiltration estimate. If they were to average the 0.13 and 0.5 estimates or cut their estimate 2-fold as recommended to add a “safety factor”, they would not comply with the Ordinance. The Stone House team has not presented evidence that the excavate/mix/return procedure has demonstrated success. Dr. John Norman, a UW soil scientist, presented a compelling case in his letter as to why the weight of the water-filled tanks and the soil and pavement above them would return the processed soil to its original state of low-infiltration. If the infiltration rate is too low and the water drains too slowly, the excess water will be released to an infiltration basin at the west edge of the property and potentially to adjacent properties.
- Water constrained in infiltration tanks is designed to drain downward. If it fails to do that, another problem can occur –a localized rise in groundwater level referred to as mounding. Groundwater mounding causes water to spread horizontally until it is impeded by a building, including neighboring homes. Modeling programs are available to evaluate the potential for mounding to occur. There are no Madison city ordinances regarding groundwater issues, but it is reasonable to ask Stone House to evaluate the potential for mounding as this site has characteristics that make it prone to this problem.

### **Why should the Common council vote in favor of the appeal?**

- There is a foreseeable likelihood that the extent of stormwater discharge will increase beyond pre-development levels because 1) the project will increase the impervious area and concentrate much more stormwater runoff into a much smaller area (infiltration facilities) than predevelopment and that 2) proposed procedures to improve infiltration over pre-existing conditions are not likely to succeed. Rescinding conditional use approval will turn focus back to the stormwater plan review and



modification. Unlike the June 10<sup>th</sup> meeting where Plan Commissioners asked no questions or engaged in discussion, a proper critical review of the plan should occur.

- I, and many of my neighbors, do not trust the outcome of closed door negotiations between Stone House, city staff, and Alder Guequierre if conditional use approval is not rescinded and reconsidered in a public meeting at a later date. Plan Commission staff have been very helpful and responsive in answering questions, but it is not their job to have in depth discussions with the public and it seems counter to their mission of supporting development to expect them to push Stone House to justify data or answer tough questions. Members of the Plan Commission, particularly Alders, should play that role, as it is their job to represent constituents and make well-informed and thoughtful decisions regarding development. In other words – To Plan! We have no evidence that Alder Guequierre hears us or wants to discuss stormwater issues germane to this project, as he promulgates over simplified hypothetical, and therefore irrelevant, “models” of multiple fourplex condominiums to promote the efficiency of concentrating impervious area in a single large building. We need someone to hold Stone House accountable for developing a plan with a high likelihood of success – ideally, a plan that improves water issues on the property, but one that at least maintains the status quo as determined by multiple independent experts. Hopefully, bringing this issue before the Common Council will motivate the Plan Commission to actually deliberate the stormwater issues, solutions, and their relationship to approval standard #3 rather than rubber stamping the Stone House request without discussion as was done on June 10<sup>th</sup>.

I am not impressed that the stormwater plan for the Stone House project is more developed at this point than many other projects that have been considered by the Plan Commission. Exercising prudence in delineating pre--existing stormwater issues is in Stone House’s financial interest. It is in the best interest of tax-paying neighbors who have lived in their homes for decades to continue the planning process until the conditional use request can be approved with confidence that approval standard #3 will be satisfied.

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [Chuck Nahn](#)  
**To:** [All Alders](#); [Figueroa Cole, Yannette](#); [Guequierre, John](#); [Mayor](#); [Plan Commission Comments](#)  
**Cc:** [Mary Umbeck](#); [jeff western](#); [Fries, Gregory](#); [Schmidt, Janet](#); [Tim Burns](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, 6610-6706 Old Sauk Rd  
**Date:** Friday, July 5, 2024 1:34:13 PM

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered Civil Engineer, with over 40 years of experience, retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- **Underground Tank Infiltration Rate-**
  - The infiltration rates used in the report are too high and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
  - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
  - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (professor emeritus of soil science) comments.
  - Sodium Chloride used for winter deicing of street, driveway and parking lot may cause soil clogging and immediate infiltration failure based on Dr. Norman's comments.
- **Pre-existing Detention not applied to on-site discharge-** City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- **Potential Increased Flooding to Lower basements for North Property Owners-** Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- **Proposed Underground Tank Outflow pipes elevations-** If underground infiltration tanks should not infiltration as designed, the outflow pipe elevation will negate  $\frac{3}{4}$  of the existing storage of the underground tanks.

I have numerous additional stormwater management plan comments that I submitted to City Engineering on June 4, 2024 with no response received. I request an in-person meeting with City Engineering and the developer's engineer to review these additional issues. Given the uncertainties

that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners

Thank you for your consideration of these issues.

Chuck  
Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199



Department of Planning & Community & Economic Development

## Planning Division

William Fruhling, Interim Director

Madison Municipal Building, Suite 017

215 Martin Luther King Jr. Boulevard

Madison, Wisconsin 53703

Phone: (608) 266-4635

[www.cityofmadison.com](http://www.cityofmadison.com)

**\*\*BY E-MAIL ONLY\*\***

July 31, 2024

Jillian Hayes  
Stone House Development  
1010 E Washington Avenue, Suite 101  
Madison, Wisconsin 53703

RE: Consideration of a demolition permit for 6610-6706 Old Sauk Road to demolish two single-family residences and a two-family residence; consideration of a request to rezone 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential–Consistent 1 District) and SR-C3 (Suburban Residential–Consistent 3 District) to TR-U2 (Traditional Residential–Urban 2 District); and consideration of a in the [Proposed] TR-U2 (Traditional Residential–Urban 2 District) for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool. (LNDUSE-2024-00028; ID 82950, 83477, and 82972)

Dear Jillian,

On June 10, 2024, the Plan Commission **recommended approval** of your request to rezone 6610-6706 Old Sauk Road from SR-C1 and SR-C3 to TR-U2 and **approved** your demolition permit and conditional use requests subject to approval of the rezoning and the conditions that follow in this letter.

On June 18, 2024, the Common Council **approved** your request to rezone 6610-6706 Old Sauk Road to TR-U2.

On July 16, 2024, the Common Council **upheld** the June 10 Plan Commission approval of the conditional use requests for your project following an appeal filed by nearby property owners.

The following conditions were approved by the Plan Commission as part of their June 10 approvals, which shall be satisfied prior to final approval of the project and the issuance of any permits:

**Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following nineteen (19) items:**

1. The applicant shall provide projected wastewater flow calculations to Mark Moder (mmoder@cityofmadison.com). The proposed development may result in off-site sanitary sewer improvements being required of the developer as a condition of development.
2. The area adjacent to this proposed development has been determined by the City Engineering Division to have a known flooding risk. City Engineering has set the minimum protective lowest

entrance elevation opening at an elevation of 821.30. This standard is not intended to be protective in all cases. The developer is strongly encouraged to complete their own engineering analysis to determine and meet a protective elevation which they are comfortable with. In no case shall the protective elevation be set below the minimum threshold determined by the City Engineering Division.

3. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
4. Construct sidewalk, terrace, curb and gutter, and pavement along the Old Sauk Road frontage to a plan approved by the City Engineer. Note: In order to save trees, a public limited easement may be required.
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
6. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
7. An Erosion Control Permit is required for this project.
8. A Storm Water Management Report and Storm Water Management Permit is required for this project.
9. A Storm Water Maintenance Agreement (SWMA) is required for this project.
10. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
11. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
12. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation. The stated elevation is intended to be protective but does not guarantee a flood proof structure. The

developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

13. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-year design storm that is current in MGO Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
14. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
15. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
16. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
17. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
18. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

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

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

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

If the development has an enclosed area that provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.

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



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

Treat the first half-inch of runoff over the proposed parking facility.

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

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

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

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

**Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following seven (7) items:**

20. Pending the final design for the public sidewalk improvements, a public sidewalk easement may be required for this project to protect existing trees. If so required this may be done with so on the face of the concurrent CSM. Contact Jule Smith (jsmith4@cityofmadison.com) for the required language to be included on the face of the CSM.
21. Grant a public stormwater drainage easement to the City on the face of the concurrent Certified Survey Map. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, ((608) 264-9276) for the final required easement language. Grant a public stormwater drainage easement from the low point of the Public Sidewalk through the proposed pond area and out over the proposed overflow route. The final area of the easement shall be approved by City Engineering.
22. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, ((608) 264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. Provide Fee Legal description and Exhibit for the Portions Sanitary Sewer Easements Document Nos. 1275466 and 1275467 that are being requested to be released with the development The final area to be released are to be approved by the City Engineering Division.
23. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
24. The address of the proposed apartment building is 6624 Old Sauk Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

25. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits and an early start permits for new construction.
26. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings that shows the number of apartments on each floor. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

**Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following fifteen (15) items:**

27. The applicant shall be responsible for the construction of a traffic island, marked continental crosswalk, pedestrian ramps, and a Rectangular Rapid Flashing Beacons (RRFB) to facilitate pedestrian crossings of Old Sauk Road.
28. Items in the right of way are not approvable through the site plan approval process. 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 Divisions.
29. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk along their site's frontage of Old Sauk Road.
30. Note: The applicant has submitted the Traffic Impact Analysis study requested by the Traffic Engineering Division; the study has been reviewed and accepted by Traffic Engineering.
31. The applicant shall submit a waste removal plan for review by the City Traffic Engineer, which shall include vehicular turning movements.
32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including

two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

33. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
34. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
35. All parking facility design shall conform to the standards in MGO Section 10.08(6).
36. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
37. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
38. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (no visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
39. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
40. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
41. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

**Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:**

42. The applicant shall submit a revised Transportation Demand Management (TDM) Plan to [tdm@cityofmadison.com](mailto:tdm@cityofmadison.com). The revised TDM Plan shall include: a) Site TDM Coordinator contact information; b) Selected TDM measures, totaling the required TDM point value (15). Applicable fees will be assessed after the revised TDM Plan is reviewed by staff.

**Please contact Jacob Moskowitz, Assistant Zoning Administrator, at (608) 266-4560 if you have any questions regarding the following three (3) items:**

43. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at [streets@cityofmadison.com](mailto:streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
44. Provide adequate development frontage landscaping per Section 28.142(5) Development Frontage Landscaping. Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. One overstory deciduous tree and five shrubs shall be planted for each 30 lineal feet of lot frontage. Two ornamental trees or two evergreen trees may be used in place of one overstory deciduous tree. In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping. Note that landscaping must be installed on the private property.
45. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

**Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have any questions regarding the following four (4) items:**

46. Provide fire apparatus access as required by IFC 503 2021 edition, MGO Section 34.503. Provide plan documenting fire access. A Fire Apparatus Access and Fire Hydrant Worksheet is available on the MFD website to assist in development.
47. Per MGO Section 34.503/IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, if any part of the building is over 30 feet in height. The near edge of the aerial fire lane shall be within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side. The aerial fire lane shall cover not less than 25% of the building perimeter.
48. A dead-end fire lane that is longer than 150 feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of a fire lane that is more than 150 feet in length.
49. Fire access lanes shall be designed to support 85,000 lbs.

**Please contact Ann Freiwald of the Parks Division at (608) 243-2848 if you have any questions regarding the following item:**

50. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24025 when contacting Parks Division staff about this project.

**Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following item:**

51. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>); otherwise, they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Please contact Brandon Sly of the Forestry Section at (608) 266-4816 if you have any questions regarding the following ten (10) items:**

52. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
53. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
54. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

55. As defined by the Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Add as a note on the site, grading, utility, demolition and street tree plan sets.
56. Section 107.13(g) of *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by the contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
57. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and extend at least 10 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
58. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608) 266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
59. The developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist prior to the Plan Commission meeting for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
60. The developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the developer's agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
61. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.



**Please contact my office at (608) 261-9632 if you have questions about the following two (2) items:**

62. Provide hours of operation for the proposed outdoor recreation for approval by the district alder and Planning Division director prior to issuance of building permits for the apartment building. Any revision to the approved hours of operation shall require approval of an alteration to the conditional use to be approved by the district alder and Director of the Planning Division or the Plan Commission.
63. Revise Sheet C100 to show the side and rear yard setback dimensions.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**A letter containing the conditions of approval for the related Certified Survey Map for the project will be sent separately.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to [sprapplications@cityofmadison.com](mailto:sprapplications@cityofmadison.com). (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void two (2) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).

Sincerely,

*Timothy M Parks*

Timothy M. Parks  
 Planner

cc: Tim Troester, City Engineering Division  
 Julius Smith, City Engineering Division  
 Sean Malloy, Traffic Engineering Division  
 Trent Schultz, Parking Division  
 Jacob Moskowitz, Asst. Zoning Administrator  
 Matt Hamilton, Madison Fire Department  
 Ann Freiwald, Parks Division  
 Jeff Belshaw, Madison Water Utility  
 Brandon Sly, Forestry Section

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Signature of Property Owner  
 (If Not Applicant)*

LNDUSE-2024-00028			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Forestry Section
<input checked="" type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other:



# City of Madison

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

## Master

**File Number: 88207**

**File ID:** 88207

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**File Created Date :** 05/02/2025

**File Name:** CSM - 6901-6933 Manufacturers Dr

**Final Action:**

**Title:** Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

### Notes:

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Cond Use ID 88201

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/05/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Plan Commission (6/9/25), Common Council (6/17/25)						
1	COMMON COUNCIL	05/20/2025	Refer	PLAN COMMISSION		06/09/2025	Pass
	<b>Action Text:</b> A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.						
1	PLAN COMMISSION	06/09/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER				Pass
	<b>Action Text:</b> A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.						
	<b>Notes:</b> On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for land divisions to be met and recommended to Council to adopt the certified survey map subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.						

### Text of Legislative File 88207

Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

Body

WHEREAS a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.



# City of Madison

## Conditional Use and Certified Survey Map Referral

### Location

6901–6933 Manufacturers Drive

### Applicant

Weston Zuleger, Bayland Buildings, Inc.  
Wheelhouse Storage  
Interstate Commerce Park

### Request

- Construct a personal indoor storage facility
- Combine two lots into one by CSM

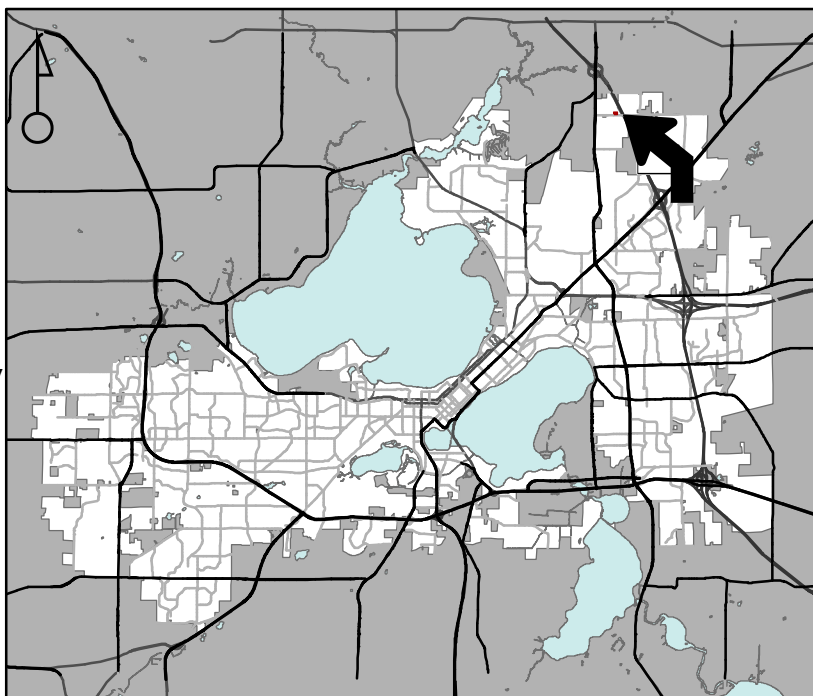
### Public Hearing Date

Plan Commission

June 9, 2025

### Common Council

June 17, 2025 (for CSM)



For Questions Contact: Colin Punt at: 243-0455 or [cpunt@cityofmadison.com](mailto:cpunt@cityofmadison.com) or City Planning at 266-4635



Scale : 1' = 400'

City of Madison, Planning Division : TP : Date : 6-5-**865**







# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

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



4-18-25 9:05 a.m.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O., Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

Name of Property Owner: Interstate Commerce Park & Wheelhouse STG MDS East Representative, if any: Nick Patterson  
Street address: 1818 Parmenter St. #400 City/State/Zip: Middleton, WI 53562  
Telephone: 608-220-8940 Email: nick@twallenterprises.com  
Firm Preparing Survey: Wyser Engineering, LLC Contact: Wade Wyse  
Street address: 300 E. Front St. City/State/Zip: Mount Horeb, WI 53572  
Telephone: 608-437-1980 Email: wade.wyse@wyserengineering.com

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 6901 & 6933 Manufacturers Dr.  
Tax Parcel Number(s): 251/0810-093-0401-5 and 251/0810-093-0402-3  
Zoning District(s) of Proposed Lots: Industrial Limited (IL) School District: DeForest

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_  
Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	1	0	3.1

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1	0	3.1

## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats.
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:


- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Nick Patterson

Signature: 

Date: 4/7/2025 Interest In Property On This Date: Representative of Owner

April 11, 2025

City of Madison Planning Division  
215 Martin Luther King Jr. Blvd, Suite 017  
Madison, WI 53703

RE: **Proposed Camper Storage at Interstate Commerce Park**

To Whom It May Concern,

This letter is submitted as part of our conditional use application for the proposed development of an indoor camper storage facility on the properties identified by Parcel Numbers 0810-093-0402-3 and 0810-093-0401-5, located within the City of Madison in the Interstate Commerce Park. The properties are zoned Industrial Limited (IL), and the proposed indoor storage use for recreational vehicles (campers) falls under a conditional use within this zoning district.

**Project Description:**

The proposed development will consist of 77 indoor storage units specifically designed to accommodate campers and other large items. These units will be housed within three enclosed buildings, as shown in the attached plans. The project is intended to serve both local residents and businesses and regional users seeking secure, climate-controlled storage for their belongings.

**Development Unit Mix:**

Unit Mix	Total
12' W x 50' L x 17' H	54
12' W x 45' L x 17' H	23
Total	77

**Site Features:**

- Three storage buildings containing a total of 77 indoor storage units
- Secure, gated access with perimeter fencing and security monitoring system
- Recreational vehicle water filling station and sanitary cleaning station
- Climate controlled units with electrical outlets and overhead lighting
- Interior circulation aisles designed for safe vehicle movement
- Screening and landscaping along property edges to buffer adjacent uses
- On-site stormwater infrastructure
- Direct access to the development from Manufacturers Drive

The proposed development has been carefully designed to operate as a low-impact use consistent with the intent of the zoning district. The facility will generate minimal traffic, noise, or lighting impacts and will enhance the usability and value of the property with a clean, organized appearance.

We are committed to working closely with City staff throughout the application and review process to ensure the proposed development complies with all applicable ordinances, conditions, and community expectations.

Thank you for your consideration. Please feel free to contact me at (920) 498-9300 or [wzuleger@baylandbuildings.com](mailto:wzuleger@baylandbuildings.com) if additional information or clarification is needed.

Sincerely,

Weston Zuleger  
Bayland Buildings, Inc.  
Project Executive

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CENTER OF SECTION 9-T8N-R10E  
BRASS CAP MOUNUMENT  
N: 518276.39 E: 839713.01  
( N: 518276.48 E: 839712.86 )  
RECORD COORDINATES PER  
2006 SANDSNESS TIE SHEET  
FOUND ALL TIES PER 2018  
TALARCZYK TIE SHEET

( ) PER INTERSTATE COMMERCE PARK

LOT 18

FOUND 3/4" REBAR  
AT INTERSTATE R/W,  
0.24' WEST OF  
SECTION LINE

NO

...N 0° 38' 47" E 2655.89' M  
( N 0° 39' 15" E 2655.95' )  
PER CITY OF MADISON COORDINATES

## LANDS

PER INTERSTATE COMMERCE PARK

LANDS

SOUTH QUARTER CORNER  
SEC. 9-T8N-R10E  
BRASS CAP MOUNUMENT  
515620.67 E: 839683.04  
515620.70 E: 839682.54 )  
RECORD COORDINATES PER  
004 SANDSNESS TIE SHEET  
FOUND ALL TIES PER 2018  
TALARCZYK TIE SHEET

( ) PER INTERSTATE COMMERCE PARK

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 1ST, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T8N, R10E, BEARS S 89° 28' 36" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
[www.wyserengineering.com](http://www.wyserengineering.com)

PREPARED FOR:  
WHEELHOUSE STORAGE -  
MADISON EAST, LLC  
1818 PARMENTER ST.  
MIDDLETON, WI 53562

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231153

SHEET NO: 1 of 4

File: W:\2023\231153\_T\_Wall - Wheelhouse, Manufacturers Dr, Madison\dwg\231153\_CSM.dwg Layout: CSM 2 of 4 User: zreynolds Plotted: Apr 09, 2025 - 11:05am

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OTHER MATTERS OF TITLE

- LANDS CONTAINED WITHIN INTERSTATE COMMERCE PARK PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS
- THE OWNER OF LOTS 16, 17, AND 18, INTERSTATE COMMERCE PARK, MAY BE REQUIRED TO CONVEY, AT NO COST, PRIVATE INGRESS AND EGRESS RIGHTS TO MANUFACTURERS DRIVE TO THE BENEFIT OF THE OWNER OF THE APPROXIMATELY FIVE (5) ACRE UNPLATTED TRACT OF LAND IMMEDIATELY EAST OF AND ADJACENT TO INTERSTATE COMMERCE PARK. INGRESS AND EGRESS LOCATION WILL BE CONVEYED AND APPROVED AT THE TIME DEVELOPMENT PLANS ARE APPROVED FOR LOTS 16, 17 AND 18, INTERSTATE COMMERCE PARK, BY THE CITY OF MADISON.
- ALL LOTS WITHIN INTERSTATE COMMERCE PARK ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
- THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32.
- THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCE.
- THIS PARCEL IS SUBJECT TO AVIGATION EASEMENTS RECORDED AS DOCUMENT NOs. 4111035 & 4121457, AND CORRECTED BY DOCUMENT NO. 4128118. PER THE HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, THE OWNERS OF THIS PARCEL SHALL KEEP THE AIRSPACE ABOVE 988 FEET CLEAR AND FREE FROM ANY AND ALL FENCES, CROPS, TREES, POLES, BUILDINGS, STRUCTURES AND OTHER OBSTRUCTIONS OF ANY KIND OR NATURE WHATSOEVER.

LEGAL DESCRIPTION - AS FURNISHED AND SURVEYED

LOTS SIXTEEN (16) AND SEVENTEEN (17), INTERSTATE COMMERCE PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 134,930 SQUARE FEET OR 3.10 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WHEELHOUSE STORAGE - MADISON EAST, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

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

\_\_\_\_\_  
DATE



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

PREPARED FOR:  
WHEELHOUSE STORAGE -  
MADISON EAST, LLC  
1818 PARMENTER ST.  
MIDDLETON, WI 53562

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231153  
SHEET NO: 2 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



File: W:\2023\231153\_T. Wall - Wheelhouse, Manufacturers Dr, Madison\dwg\231153\_CSM.dwg Layout: CSM 3 OF 4 User: zreynolds Plotted: Apr 09, 2025 - 11:05am

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WHEELHOUSE STORAGE - MADISON EAST, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
WHEELHOUSE STORAGE - MADISON EAST, LLC  
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE

NAMED AUTHORIZED MEMBER OF WHEELHOUSE STORAGE - MADISON EAST, LLC, \_\_\_\_\_,  
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



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

PREPARED FOR:  
T. WALL ENTERPRISES MGT, LLC  
1818 PARMENTER ST.  
MIDDLETON, WI 53562

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231153  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT

NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE  
CITY OF MADISON PLAN COMMISSION.

\_\_\_\_\_  
MATTHEW WACHTER,  
SECRETARY OF THE PLAN COMMISSION

\_\_\_\_\_  
DATE:



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_,

20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS

DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY

MAPS ON PAGE(S) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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

PREPARED FOR:  
WHEELHOUSE STORAGE -  
MADISON EAST, LLC  
1818 PARMENTER ST.  
MIDDLETON, WI 53562

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231153  
SHEET NO: 4 of 4



# City of Madison

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

## Master

**File Number: 88356**

**File ID:** 88356

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/15/2025

**File Name:** CLAIM: R. O'Connell - Vehicle Damage - \$500.00

**Final Action:**

**Title:** R. O'Connell - Vehicle Damage - \$500.00

**Notes:** EVL006566

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88356

#### Title

R. O'Connell - Vehicle Damage - \$500.00

#### Body

Claim received 5/13/2025.



# City of Madison

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

## Master

**File Number: 88375**

**File ID:** 88375

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/16/2025

**File Name:** CLAIM: W. Jones - Vehicle Damage - \$1,012.80

**Final Action:**

**Title:** W. Jones - Vehicle Damage - \$1,012.80

**Notes:** EVL006568

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88375

**Title**

W. Jones - Vehicle Damage - \$1,012.80

**Body**

Claim received 5/16/2025.



# City of Madison

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

## Master

**File Number: 88382**

**File ID:** 88382

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/16/2025

**File Name:** CLAIM: M C Reisdorf - Property Damage - \$500.00

**Final Action:**

**Title:** M C Reisdorf - Property Damage - \$500.00

**Notes:** EVL006570

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88382

**Title**

M C Reisdorf - Property Damage - \$500.00

**Body**

Claim received 5/16/2025.



# City of Madison

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

## Master

**File Number: 88435**

**File ID:** 88435

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/23/2025

**File Name:** CLAIM: H. Scheuers - Property Damage - \$272.19

**Final Action:**

**Title:** H. Scheuers - Property Damage - \$272.19

**Notes:** EVL006582

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88435

**Title**

H. Scheuers - Property Damage - \$272.19

**Body**

Claim received 5/17/2025.





# City of Madison

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

## Master

**File Number: 88438**

**File ID:** 88438

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/23/2025

**File Name:** CLAIM: A. Rajendra - Vehicle Damage - \$186.00

**Final Action:**

**Title:** A. Rajendra - Vehicle Damage - \$186.00

**Notes:** EVL006583

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88438

#### Title

A. Rajendra - Vehicle Damage - \$186.00

#### Body

Claim received 5/18/2025.



# City of Madison

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

## Master

**File Number: 88444**

**File ID:** 88444

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/23/2025

**File Name:** CLAIM: Claimant's sewer lateral settled, causing backups and need for repair.

**Final Action:**

**Title:** J. Steuer - Property Damage - \$28,900.00

**Notes:** EVL006585

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88444

**Title**

J. Steuer - Property Damage - \$28,900.00

**Body**

Claim received 5/19/2025.



# City of Madison

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

## Master

**File Number: 88459**

**File ID:** 88459

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/27/2025

**File Name:** CLAIM: T. King - Vehicle Damage - \$2,734.51

**Final Action:**

**Title:** T. King - Vehicle Damage - \$2,734.51

**Notes:** EVL006587

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88459

#### Title

T. King - Vehicle Damage - \$2,734.51

#### Body

Claim received 5/23/2025.



# City of Madison

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

## Master

**File Number: 88462**

**File ID:** 88462

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/27/2025

**File Name:** CLAIM: M. Virgin - Vehicle Damage - \$159.52

**Final Action:**

**Title:** M. Virgin - Vehicle Damage - \$159.52

**Notes:** EVL006588

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88462

#### Title

M. Virgin - Vehicle Damage - \$159.52

#### Body

Claim received 5/19/2025.



# City of Madison

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

## Master

**File Number: 88494**

**File ID:** 88494

**File Type:** Claim

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/28/2025

**File Name:** CLAIM: E. Ewoldt - Vehicle Damage - \$10,000.00

**Final Action:**

**Title:** E. Ewoldt - Vehicle Damage - \$10,000.00

**Notes:** TMI - METRO CLAIM

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/03/2025	Referred	Risk Manager		06/10/2025	
	<b>Action Text:</b> This Claim was Referred to the Risk Manager						
1	Risk Manager	06/10/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	<b>Action Text:</b> This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER						

### Text of Legislative File 88494

#### Title

E. Ewoldt - Vehicle Damage - \$10,000.00

#### Body

Claim received 5/27/2025.



# City of Madison

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

## Master

**File Number: 88485**

**File ID:** 88485

**File Type:** Resolution

**Status:** Unfinished  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/27/2025

**File Name:** Naming Octavia Ikard as Madison's 2025-26 Youth  
Poet Laureate.

**Final Action:**

**Title:** Naming Octavia Ikard as Madison's 2025-26 Youth Poet Laureate.

### Notes:

**Sponsors:** Dina Nina Martinez-Rutherford

**Effective Date:**

### Attachments:

**Enactment Number:**

**Author:** Karin Wolf

**Hearing Date:**

**Entered by:** kwolf@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/27/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	<b>Action Text:</b> This Resolution was Referred to a future Meeting to Adopt to the COMMON COUNCIL						
	<b>Notes:</b> Adopt 6/17/25						

## Text of Legislative File 88485

### Fiscal Note

No City appropriation required.

### Title

Naming Octavia Ikard as Madison's 2025-26 Youth Poet Laureate.

### Body

WHEREAS, poetry promotes dialogue and understanding between generations; and

WHEREAS, poetry promotes civic responsibility, civic engagement, empathy, understanding,  
and mutual connection; and

WHEREAS, on December 13, 2021, the Madison Common Council passed Resolution No.



68286, RES-21-00343, establishing a Youth Poet Laureate Program; and

WHEREAS, on April 1, 2025, the Madison Arts Commission issued a call for the 2025-26 Madison Youth Poet Laureate with a deadline of April 30, 2025; and

WHEREAS, at their May 13, 2025, meeting, the Madison Arts Commission, in consultation with Madison Poet Laureate Steven Dawson, met to vet the Youth Poet Laureate applications; and

WHEREAS, after careful consideration the Madison Arts Commission recommended that Octavia Ikard serve as the 2025-26 Madison Youth Poet Laureate and MK Zariel as the alternate.

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison names Octavia Ikard to serve as Madison's 2025-26 Youth Poet Laureate, with MK Zariel as alternate.

BE IT FURTHER RESOLVED, that Octavia Ikard will be invited to read a poem before the Common Council.

BE IT FINALLY RESOLVED, that Octavia Ikard shall be known as the "Madison Youth Poet Laureate" from September 16, 2025, through August 31, 2026.



# City of Madison

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

## Master

**File Number: 88486**

**File ID:** 88486

**File Type:** Resolution

**Status:** Unfinished  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/27/2025

**File Name:** Approving a public art feature, "Huura Šgaach" by Nipinet Landsem and Caitlin Newago, at the Madison Public Market and authorizing the Planning Division Director to sign any necessary contracts, agreements, and other documents to implement the project.

**Final Action:**

**Title:** Approving a public art feature, *Huura Šgaach* by Nipinet Landsem and Caitlin Newago, at the Madison Public Market and authorizing the Planning Division Director to sign any necessary contracts, agreements, and other documents to implement the project (District 12).

### Notes:

**Sponsors:** Julia Matthews And Dina Nina Martinez-Rutherford

**Effective Date:**

**Attachments:** Landsem Newago Proposal 2025-5-22.pdf

**Enactment Number:**

**Author:** Karin Wolf

**Hearing Date:**

**Entered by:** kwolf@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/27/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	<b>Action Text:</b> This Resolution was Refer to a future Meeting to Adopt to the COMMON COUNCIL						
	<b>Notes:</b> Adopt 6/17/25						

### Text of Legislative File 88486

#### Fiscal Note

The proposed resolution approves the design for *Huura Šgaach* by Nipinet Landsem and Caitlin Newago. The project is funded through the Municipal Art Fund (Munis project 65001). No additional City appropriation is required.

**Title**

Approving a public art feature, *Huura Šgaach* by Nipinet Landsem and Caitlin Newago, at the Madison Public Market and authorizing the Planning Division Director to sign any necessary contracts, agreements, and other documents to implement the project (District 12).

**Body**

WHEREAS, the Common Council adopted Resolution, I.D. 30476 on March 19, 2002, adopting the Public Art Framework and Field Guide for Madison, Wisconsin and recommendations contained in the framework; and,

WHEREAS, the Public Art Framework and Field Guide recommends the Madison Arts Commission create opportunities for community partnerships for Art in City-owned buildings; and,

WHEREAS, in October 2015, the Common Council approved the Business Plan for the Madison Public Market (RES-15-0081, Leg file 38885), affirming that the City of Madison's long-term vision for the Public Market including an emphasis on space for public art & exhibitions; and,

WHEREAS, the Madison Public Market Foundation determined five themes for art in the Madison Public Market: Sustainability, Ecology, History, Place, and Inclusivity; and,

WHEREAS, at the September 24, 2024 Common Council approved (RES-24-00578 Leg file 85074) to amend the 2024 Municipal Art Fund to accept grants from the Hoke Family Foundation via the Friends of the Madison Arts Commission and Madison Community Foundation via the Madison Public Market Foundation with additional funds appropriated from the Municipal Art Fund which will support this mural project; and,

WHEREAS, on March 14, 2025, the Madison Arts staff opened a call for a native landscape mural on the northwest facade of the Madison Public Market (202 N First St) and closed the call on April 4, 2025, with 68 eligible applications from across the United States; and,

WHEREAS, on April 8, 2025, the Madison Arts Commission reviewed the 68 applications and named Amy Zarembo, Audifax, Helen Klebesadel & Ally Willber, and Nipinet Landsem & Caitlin Newago as semi-finalists and asked them to prepare design proposals for a native landscape mural at the Madison Public Market; and,

WHEREAS, on April 9, 2025, and May 9, 2025, Madison Arts staff requested feedback from the Madison Public Market Foundation on the applications and the semi-finalists' design proposals; and,

WHEREAS, the semi-finalists presented their proposals on May 12, 2025, to the Public Art Standing Committee and they recommended to the Madison Arts Commission the selection of *Huura Šgaach* by Nipinet Landsem and Caitlin Newago for the native landscape mural at the Madison Public Market; and,

WHEREAS, on May 13, 2025, the Madison Arts Commission recommended the implementation of the attached design of *Huura Šgaach* by Nipinet Landsem and Caitlin Newago; and,

WHEREAS, on May 22, 2025, Nipinet Landsem and Caitlin Newago submitted a final design based on feedback from the Madison Art Commission; and,

NOW, THEREFORE, BE IT RESOLVED, that Common Council approves the fabrication and installation of *Huura Šgaach* by of Nipinet Landsem and Caitlin Newago at the Madison Public Market.

BE IT FINALLY RESOLVED, that the Common Council authorizes this project to be administered by the Madison Arts staff and the Planning Division Director to sign any necessary contracts, agreements, and other documents to implement this project.

# Huura Šgaach

By Nipinet Landsem and Caitlin Newago

May 22, 2025 Updated Design:







Madison Public Market Mural Proposal

# Huura Šgaach

The Plants are Playing

By Nipinet Landsem and Caitlin Newago







## Narrative

Our design for this mural focuses on the intersection of the wetlands and prairies around the four lakes of Teejop and the creation of an ecosystem that has sustained the Ho-Chunk nation and their ancestors since time immemorial. It is composed of a depiction of the four lakes and Yahara river, botanical illustrations of plant medicines local to the wetlands and prairies of the Teejop area, and an Ojibwe floral frame that references the designs commonly found on bandolier bags among both the Ho Chunk and the Ojibwe. Teejop was a meeting place for many tribes, and so our process to create this design was deeply rooted in Indigenous community connections and knowledge. It was important to us to consult with specifically Indigenous knowledge keepers to create this, and so we spoke with Janice Rice, a Ho-Chunk elder, who also provided us with the direction of highlighting the waterways around the city; with Kjetil Garvin, Hoocąk Xatap Hiraakara for the Ho-Chunk Nation Forestry Division; with Dan Cornelius, an Oneida Food Sovereignty Specialist; and with Kristin Klingman, a Lac Vieux Desert Anishinaabe plant knowledge keeper and artist. Each plant included in this design carries significance either as food or medicine to the Ho-Chunk, the Oneida, or the Ojibwe— highlighting how Teejop is and was a place of bounty. The name for this mural was given by Jon Greendeer, president of the Ho Chunk Nation.



## Plant List

Included in this list are the scientific, common, and Ho-Chunk or Ojibwe names of each plant in our design, as well as whether it is part of the Ojibwe floral framework or the botanical illustrations.

### Ojibwe Florals

1. *Nelumbo Lutea* - American lotus – Ceerap
  - a. Recommended by Janice Rice and Kjetil Garvin
2. *Zizania Palustris* - Wild rice – Manoomin
  - a. Recommended by Janice Rice, Kristin Klingman, and Dan Cornelius
3. *Asclepias Syriaca* - Milkweed – Mąąhįc
  - a. Recommended by Nipinet Landsem and Kjetil Garvin
4. *Sanguinaria Canadensis* - Bloodroot – Peexhišuc
  - a. Recommended by Kjetil Garvin, Nipinet Landsem
5. *Monarda fistula* - Wild bergamot – Poaxu
  - a. Recommended by Janice Rice, Kristin Klingman, Dan Cornelius, Kjetil Garvin

### Botanical drawings

1. *Veronicastrum virginicum* - Culver's root – Mąąkąsgii
  - a. Recommended by Kjetil Garvin
2. *Solidago speciosa* - Showy goldenrod – Mąąką Reejuserec
  - a. Recommended by Kjetil Garvin
3. *Viburnum trilobum* - American cranberry – Mashkiigimin

- a. Recommended by Dan Cornelius
- 4. *Sanguinaria Canadensis* - Bloodroot – Peexhišuc
  - a. Recommended by Kjetil Garvin, Nipinet Landsem
- 5. *Nelumbo lutea* - American lotus – Ceerap
  - a. Recommended by Janice Rice, Kjetil Garvin
- 6. *Acorus americanus* - Sweet flag – Mąąká Teek
  - a. Recommended by Kjetil Garvin
- 7. *Iris versicolor* - Northern blue flag – Mąąká Saagre
  - a. Recommended by Kjetil Garvin
- 8. *Zizania palustris* - Wild rice – Manoomin
  - a. Recommended by Janice Rice, Kristin Klingman, Dan Cornelius, Nipinet Landsem, Caitlin Newago
- 9. *Sagittaria latifolia* - Wapato – Sijiporo
  - a. Recommended by Kjetil Garvin, Janice Rice
- 10. *Fragaria virginiana* - Wild strawberries – Ode'imin
  - a. Recommended by Kristin Klingman, Dan Cornelius
- 11. *Helianthus tuberosus* L. – Jerusalem artichoke – Pąągi
  - a. Recommended by Kjetil Garvin
- 12. *Physalis longifolia* – Long leaf ground cherry – Hąąpok Hišjasú
  - a. Recommended by Kjetil Garvin
- 13. *Asclepias syriaca* – Milkweed – Mąąhıc
  - a. Recommended by Kjetil Garvin, Nipinet Landsem
- 14. *Liatris aspera* – Rough blazing star – Ceesjchošok
  - a. Recommended by Kjetil Garvin
- 15. *Verbena hastata* – Blue vervain – Mąąká Rejüksuksik
  - a. Recommended by Nipinet Landsem, Kjetil Garvin
- 16. *Verbena stricta* – Hoary vervain – Caaxirico
  - a. Recommended by Kjetil Garvin
- 17. *Achillea millefolium* – Yarrow – Hąąksjic
  - a. Recommended by Nipinet Landsem, Kristin Klingman, Kjetil Garvin
- 18. *Verbascum thapsis* – Mullein – Caasgaa Nąącáwa
  - a. Recommended by Kjetil Garvin, Nipinet Landsem
- 19. *Prunella vulgaris* – Heal-all – Wiirašarak
  - a. Recommended by Kjetil Garvin, Nipinet Landsem
- 20. *Monarda fistula* – Wild bergamot – Poaxu
  - a. Recommended by Janice Rice, Dan Cornelius, Kjetil Garvin, Kristin Klingman
- 21. *Ceanothus americanus* – New jersey tea – Caa Waruc
  - a. Recommended by Kjetil Garvin





## Schematics

One 12'x52' mural painted on polytab in our studio in Minneapolis and transported to Madison to be installed with acrylic adhesive and sealed with Muralshield. Any maintenance can be done with further polytab pieces.



## Budget Estimate

<b>Fabrication</b>	Polytab, 624 sq ft from Mural Provisions	1123.00
<b>Site prep</b>	Home Depot pressure washer rental	54.00
<b>Supplies</b>	Ladders	279.00
	Nova color muralist paint	500.00
	Brushes	50.00
	Adhesive rollers	50.00
	Mural adhesive gel, 5 gallons	324.00
<b>Anti-graffiti coating</b>	Muralshield, 2 gallons	200.00
<b>Insurance</b>		500.00
<b>Artist travel</b>	Mileage from Minneapolis, 0.65/mile, 270 miles each way for two artists on two trips	1400.00
	Hotel costs for 1 week for installation	1000.00
<b>Artist compensation</b>	\$15/sq ft for two artists	18720.00
<b>Contingencies</b>		800
<b>Total</b>		<b>25000.00</b>



# City of Madison

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

## Master

**File Number: 88569**

**File ID:** 88569

**File Type:** Resolution

**Status:** Unfinished  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/02/2025

**File Name:** Madison Property Records

**Final Action:**

**Title:** Repudiating Racial and Discriminatory Covenants in Madison Property Records.

**Notes:** DenounceDiscriminatoryProperty

Introduced from the floor 6/3/2025

**Sponsors:** Satya V. Rhodes-Conway, John W. Duncan, Derek Field, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Michael E. Verveer, Regina M. Vidaver And Bill Tishler

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Michael Haas

**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	06/02/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Common Council (6/17/25)						
1	COMMON COUNCIL	06/03/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	<b>Action Text:</b> A motion was made by Govindarajan, seconded by Figueroa Cole, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	<b>Notes:</b> Adopt 6/17/2025						

## Text of Legislative File 88569

### Fiscal Note

No City appropriation required.

### Title

Repudiating Racial and Discriminatory Covenants in Madison Property Records.

### Body

WHEREAS, the City of Madison values and promotes diversity, equity, inclusion, and belonging in our community, and has made a commitment to identify, address, and repair discrimination



based on race and ethnicity, national origin, religion, sex and gender, disability, sexual orientation, and gender identity within the community; and

WHEREAS, racial covenants, also known as discriminatory covenants, were restrictions inserted into property deeds that prohibited purchase, rental, or occupancy of a residence based on race and other protected classes. They were used nationwide for most of the 20th century as an insidious tool to prevent non-whites, non-Christians, and other minorities at the time from buying or occupying land in America's growing suburbs and residential neighborhoods; and

WHEREAS, although these covenants are illegal and they are no longer valid or enforceable, they can still be found in the land deeds of almost every American community, including in Madison; and

WHEREAS, the legacy of these covenants remains in our communities in the form of entrenched segregation and lower rates of homeownership and generational wealth for people of color; and

WHEREAS, the Dane County Prejudice in Places project has identified and confirmed discriminatory restrictive language in Dane County real estate records, including those in Madison, and the land records are now mapped; and

WHEREAS, these old land records with racially restrictive covenants for various subdivisions and communities contain language such as the following, which reads, "Only members of the Caucasian race shall use or occupy any dwelling on said plat, excepting that this covenant shall not prevent occupancy by domestic servants of a different race employed by an owner or tenants" (1937) and "The premises shall not be sold or conveyed to any Jew, Italian, Negro or member of the yellow race." (1938); and

WHEREAS, the aforementioned language is morally repugnant, immoral, and has no basis in law, having been declared unenforceable under the 14th Amendment to the Constitution of the United States in 1948 by the U.S. Supreme Court in *Shelley v. Kraemer*, 334 U.S. 1 (1948), as well as outlawed by the Fair Housing Act in 1968; and

WHEREAS, on March 22, 2024, Governor Evers signed the 2023 Wisconsin ACT 210 declaring discriminatory restrictions in instruments that affect real property void and unenforceable, and allowing an owner of real property to discharge and release such a discriminatory restriction [see Wisconsin Statutes 59.43 (9) (d) and 710.25].

NOW, THEREFORE, BE IT RESOLVED that the City of Madison Mayor and Common Council repudiate racial and discriminatory covenants as enduring signs of embedded and systemic racism and other discrimination in our society and commit to continuing to redress the harmful legacy of these covenants in our community.

BE IT FINALLY RESOLVED that the Mayor and Common Council encourages residents of Madison to utilize the Dane County Prejudice in Places website to identify whether their property contains a racial or discriminatory covenant and how to remove covenants.



# City of Madison

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

## Master

**File Number: 88717**

**File ID:** 88717

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** White Oaks Lane Zoning

**Final Action:**

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

**Notes:** 6968WhiteOaksRZ

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** 60 White Oaks Lane.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission Public Hearing (7/7/25), Common Council (7/15/25)						

## Text of Legislative File 88717

### Fiscal Note

No City appropriation required.

### Title

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

### Body

DRAFTER'S ANALYSIS: This ordinance assigns SR-C1 (Suburban Residential-Consistent 1) District zoning to single-family residence located at 60 White Oaks Lane, attached to the City in May 2022.

\*\*\*\*\*

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

1. Map Amendment 00718 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00718. The following described property is hereby zoned SR-C1 (Suburban Residential-Consistent 1) District.

A parcel of land located in the NE1/4 of the NE1/4 of Section 36, T7N, R8E, City of Madison, Dane County, Wisconsin described as follows: Commencing at the Northeast Corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17 of White Oaks subdivision and the Point of Beginning; thence S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the northwesterly line of Outlot 4 of said White Oaks; thence S89°15'33"W, 140.42 feet along the north line of Outlot 3 of said White Oaks; thence N00°52'52"E, 259.68 feet along the east line of Second Addition to Green Tree Hills; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the Point of Beginning. Said described area contains 1.168 acres (50,900 square feet)."

# REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. \_\_\_\_\_

FROM: Tim Parks, Planning Division

Amendment: X \_\_\_\_\_

Repeal: \_\_\_\_\_

Creation: \_\_\_\_\_

Please draft the following ordinance:

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

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

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

See Attachment(s): \_\_\_\_\_

Date to be Presented: 17 June 2025

Referral(s): Plan Commission: 7 July 2025; Common Council: 15 July 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: \_\_\_\_\_

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

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

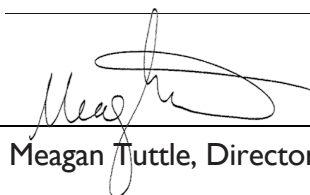
Rezone following property:

Address 60 White Oaks Lane Alder District 20

From N/A District To SR-C1 District

Proposed Use: Assign SR-C1 Zoning to a single-family residence attached to the City in May 2022

By Direction Of:

  
Megan Tuttle, Director Planning Division

Date: 9 June 2025



# City of Madison

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

## Master

**File Number: 88718**

**File ID:** 88718

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** Tulane Avenue Rezone

**Final Action:**

**Title:** Creating Section 28.022-00721 of the Madison General Ordinances to change the zoning of property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00722 to approve a Specific Implementation Plan. (District 15)

**Notes:** 6969TulaneRZ

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** 3565 Tulane Avenue.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission Public Hearing (7/28/25), Common Council (8/5/25)						

## Text of Legislative File 88718

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022-00721 of the Madison General Ordinances to change the zoning of property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00722 to approve a Specific Implementation Plan. (District 15)

### Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD (Planned Development) District and approves a General Development Plan and a Specific Implementation Plan to construct a two-story, 7,000 square foot community center and a

three-story, 26-unit apartment building.

\*\*\*\*\*

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

1. Map Amendment 00721 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00721. The following described property is hereby rezoned to PD(GDP) (Planned Development-General Development Plan) District.

Lots 1-7, Block 2, Lake View Place, City of Madison, Dane County, Wisconsin. Said described area contains 38,389 square feet (0.88 acres).”

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

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

Map Amendment 00722 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00722. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Block 2, Lake View Place, City of Madison, Dane County, Wisconsin. Said described area contains 38,389 square feet (0.88 acres).”



# REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. \_\_\_\_\_

FROM: Tim Parks, Planning Division

Amendment: X \_\_\_\_\_

Repeal: \_\_\_\_\_

Creation: \_\_\_\_\_

Please draft the following ordinance:

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

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

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

See Attachment(s): \_\_\_\_\_

Date to be Presented: 17 June 2025

Referral(s): Plan Commission: 28 July 2025; Common Council: 5 August 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: \_\_\_\_\_

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

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

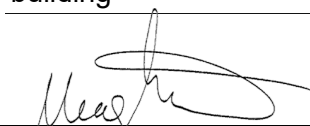
Rezone following property:

Address 3565 Tulane Avenue Alder District 15

From TR-C2 District To PD(GDP-SIP) District

Proposed Use: Approve General Development Plan and Specific Implementation Plan to construct a two-story, 7,000 sq. ft. community center and a three-story, 26-unit apartment building

By Direction Of:

  
Megan Tuttle, Director Planning Division

Date: 9 June 2025



# City of Madison

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

## Master

**File Number: 88719**

**File ID:** 88719

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** Roth Street Rezone

**Final Action:**

**Title:** Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

**Notes:** 6970RothRZ

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** 1802-1804 Roth Street.pdf

**Enactment Number:**

**Author:** Kate Smith

**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	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Plan Commission Public Hearing (7/28/25), Common Council (8/5/25)						

### Text of Legislative File 88719

#### Fiscal Note

No City appropriation required.

#### Title

Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

#### Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District to construct a three-story, 16-unit apartment building that will include an office for human service programs.

\*\*\*\*\*

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

1. Map Amendment 00723 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00723. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Urban 2) District.

Lots 8 and 9, C. E. Roth Plat, City of Madison, Dane County, Wisconsin. Said described area contains 8,856 square feet (0.2 acres) of land.”

# REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. \_\_\_\_\_

FROM: Tim Parks, Planning Division

Amendment: X \_\_\_\_\_

Repeal: \_\_\_\_\_

Creation: \_\_\_\_\_

Please draft the following ordinance:

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

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

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

See Attachment(s): \_\_\_\_\_

Date to be Presented: 17 June 2025

Referral(s): Plan Commission: 28 July 2025; Common Council: 5 August 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: \_\_\_\_\_

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

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

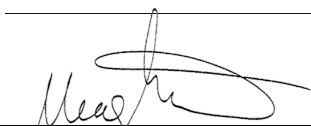
Rezone following property:

Address 1802-1804 Roth Street Alder District 12

From TR-U1 District To TR-U2 District

Proposed Use: Rezoning to construct a three-story, 16-unit apartment building that will include an office for human service programs

By Direction Of:

  
Megan Tuttle, Director Planning Division

Date: 9 June 2025



# City of Madison

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

## Master

**File Number: 88735**

**File ID:** 88735

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/11/2025

**File Name:** Deep Residential Lots

**Final Action:**

**Title:** Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

**Notes:** 6962DeepResidentialLots

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

**Effective Date:**

**Attachments:**

**Author:** Kate Smith

**Entered by:** mglaeser@cityofmadison.com

**Enactment Number:**

**Hearing Date:**

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/11/2025	Referred for Introduction				
<b>Action Text:</b> This Ordinance was Referred for Introduction							
<b>Notes:</b> Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)							

### Text of Legislative File 88735

#### Fiscal Note

No City appropriation required.

#### Title

Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

#### Body

**DRAFTER'S ANALYSIS:** This proposed ordinance change amends MGO Secs. 28.135 and 16.23(6)(d) to facilitate the easier development of backyard lots, otherwise known as "flag lots" because they are characterized by being the shape of a flag. The pole portion of the lot provides the street frontage and the flag portion provides the buildable area of the lot. This

ordinance amendment decreases the minimum lot width for the rear lot and removes Plan Commission review of this type of lot. It also amends the subdivision requirements to make the minimum required lot depth consistent for all zoning districts.

\*\*\*\*\*

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

1. Subdivision (a) of Subsection (2) entitled "Access to Public Street" of Section 28.135 entitled "Lot Division, Creation and Access" of the Madison General Ordinances is amended as follows:

- "(a) Lots located in an approved planned multi-use site or planned development district, and deep residential lots pursuant to Section 28.135(3), MGO;"

2. Subsection (3) entitled "Development of Deep Residential Lots" of Section 28.135 entitled "Lot Division, Creation and Access" of the Madison General Ordinances is amended as follows:

"(3) Development of Deep Residential Lots.

- (a) Statement of Purpose. This subsection is established to allow the more intensive development of certain deep residential lots which could not otherwise be fully developed under this or any other development control ordinance. ~~The intensive development of a deep lot is not a matter of right but instead a privilege granted to the developer by the City when the Plan Commission makes a finding that such development is in the public interest.~~
- (b) General Regulations. ~~The Plan Commission may allow, after a public hearing and notice as set forth in Sec. 28.183 and consideration of the standards set forth in Sec. 28.183(6), the development of a deep residential zoning lot into not more than four (4) zoning lots; shall be allowed~~ provided that:
1. The front lot(s) shall have a width not less than that required in the district in which it is located.
  2. The rear lot shall have frontage onto an improved public street for a width not less than ~~thirty (30)~~ ten (10) feet.
  3. The strip of land of land between the improved public street and the remainder of the rear lot shall not contain any buildings or structures and said strip of land shall not be used to satisfy any area or yard requirement for the rear lot. The rear lot shall be connected to the public street by a strip of land no narrower than 10 (ten) feet.
  4. All of the lots proposed shall ~~have~~ comply with the minimum required lot area.
  5. ~~The house numbers for all lots shall be on a sign visible from the public street.~~
- (c) A building permit for residential construction shall be issued for any zoning lot legally created, pursuant to this section, prior to the effective date of this ordinance.

3. Paragraph 3. of Subdivision (d) entitled "Lots" of Subsection (6) entitled "Design Standards" of Section 16.23 entitled "Subdivision Regulations" of the Madison General Ordinances is amended as follows:



- “3. Lot dimensions shall conform to the requirements of the Zoning Code in MGO Chapter 28. All lots shall have a minimum average depth of ~~one hundred (100) feet except for lots in the Traditional Residential Consistent (TR-C), Traditional Residential Varied (TR-V), Traditional Residential Urban (TR-U), and Traditional Residential Planned (TR-P) zoning districts in Chapter 28, MGO, which shall have a minimum average depth of~~ eighty (80) feet. No minimum depth shall be required for any lots in an approved Planned Multi-Use Site or Planned Development District. Where not served by a public sewer, lot dimensions and areas shall in addition conform to the requirements of the State of Wisconsin. The lot width shall normally be measured at the rear line of the required front yard setback except that for deep residential lots and for triangular or gore shaped lots, where the setback line is noted on the plat or certified survey map and is greater than the required yard, the lot width shall be measured at the indicated setback line. The average lot depth for a deep residential lot shall not include the strip of land that connects a rear lot to the public street.”



# City of Madison

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

## Master

**File Number: 88736**

**File ID:** 88736

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/11/2025

**File Name:** Two-Unit and Two-Unit Twin Buildings

**Final Action:**

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

**Notes:** 6869ResidentialDistricts

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

**Effective Date:**

**Attachments:** 88736 Body

**Enactment Number:**

**Author:** Kate Smith

**Hearing Date:**

**Entered by:** mglaeser@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/11/2025	Referred for Introduction				
<b>Action Text:</b> This Ordinance was Referred for Introduction							
<b>Notes:</b> Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)							

## Text of Legislative File 88736

### Fiscal Note

No City appropriation required.

### Title

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

### Body

**DRAFTER'S ANALYSIS:** This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit

standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

\*\*\*\*\*

**Please see Legistar File No. 88736 Body in Attachments.**

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

\*\*\*\*\*

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

1. Table 28C-1 entitled "Residential Districts" of Chapter 28.032 entitled "Residential District Uses" is amended as follows:

Residential Districts																
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations Sec.28.151
<b>Residential - Family Living</b>																
Three-family dwelling - three-unit				P	P				P	P	P	P	P		P	
Two-family dwelling - twin	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	Y
Two-family dwelling - two-unit	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
<b>Residential - Group Living</b>																

2. Table entitled "Building Form" of Chapter 28.033 entitled "Residential District Building Forms" is amended as follows:

Building Form	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P
Two-Family, Two-Unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-Family, Twin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

3. Table entitled “SR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” is amended as follows:

<b>SR-C1 District</b>				
	<b>Single-family detached</b>	<b><u>Two-family Two unit</u></b>	<b><u>Two-family Twin</u></b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	8,000	<u>8,000</u>	<u>4,000/d.u.</u>	8,000
Lot Width	60	<u>60</u>	<u>30/d.u.</u>	60
Front Yard Setback	30	<u>30</u>	<u>30</u>	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	35
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	n/a

4. Table entitled “SR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” is amended as follows:

<b>SR-C2 District</b>				
	<b>Single-family detached</b>	<b><u>Two-family Two-unit</u></b>	<b><u>Two-family Twin</u></b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	6,000	<u>6,000</u>	<u>3,000/d.u.</u>	6,000
Lot Width	50	<u>50</u>	<u>25/d.u.</u>	50
Front Yard Setback	30	<u>30</u>	<u>30</u>	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	60%

Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%
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5. Table entitled “SR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” is amended as follows:

<b>SR-C3 District</b>				
	<b>Single-family detached</b>	<b>Two-family Two-unit</b>	<b>Two-family Twin</b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	6,000	<del>8,000</del> <u>6,000</u>	<del>4,000</del> <u>3,000/d.u.</u>	6,000
Lot Width	50	50	<del>50</del> <u>25/d.u.</u>	50
Front Yard Setback	30	30	30	30
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

6. Table entitled “TR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” is amended as follows:

<b>TR-C1 District</b>				
	<b>Single-family detached</b>	<b>Two-family Two-unit</b>	<b>Two-family Twin</b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	6,000	<u>6,000</u>	<u>3,000/d.u.</u>	6,000
Lot Width	50	<u>50</u>	<u>25/d.u.</u>	50
Front Yard Setback	20	<u>20</u>	<u>20</u>	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	6	<u>6</u>	<u>6</u>	10



Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	15
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	65%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%

7. Table entitled “TR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” is amended as follows:

<b>TR-C2 District</b>				
	<b>Single-family detached</b>	<b><u>Two-family Two unit</u></b>	<b><u>Two-family - Twin</u></b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	4,000	<u>4,000</u>	<u>2,000/d.u.</u>	4,800
Lot Width	40	<u>40</u>	<u>20/d.u.</u>	40
Front Yard Setback	20	<u>20</u>	<u>20</u>	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	<u>5</u> <u>Lot width &lt; 50:</u> <u>10% lot width</u>	<u>5</u> <u>Lot width &lt; 50:</u> <u>10% lot width</u>	10
Reversed Corner Side Yard Setback	12	<u>12</u>	<u>12</u>	20
Rear Yard	Lesser of 30% lot depth or 30	<u>Lesser of 30% lot depth or 30</u>	<u>Lesser of 30% lot depth or 30</u>	Equal to building height but at least 30
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	65%	<u>65%</u>	<u>65%</u>	65%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%

8. Table entitled “TR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.044 entitled “TR-C3 District” is amended as follows:

<b>TR-C3 District</b>				
	<b>Single-family detached</b>	<b>Two-family Two unit</b>	<b>Two-family - Twin</b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	3,000	<u>3,000</u>	<u>1,500/d.u.</u>	4,000
Lot Width	30	<u>30</u>	<u>15/d.u.</u>	40
Front Yard Setback	15	<u>15</u>	<u>15</u>	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	<u>5</u> <u>Lot width &lt;50:</u> <u>10% lot width</u>	<u>5</u> <u>Lot width &lt;50:</u> <u>10% lot width</u>	5
Reversed Corner Side Yard Setback	8 (10 for garage)	<u>8 (10 for garage)</u>	<u>8 (10 for garage)</u>	15
Rear Yard	20 alley-accessed: 2 See (a) below	<u>20</u> <u>alley-accessed:</u> <u>2</u> <u>See (a) below</u>	<u>20</u> <u>alley-accessed:</u> <u>2</u> <u>See (a) below</u>	Equal to building height but at least 20
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	75%	<u>75%</u>	<u>75%</u>	75%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	65%

9. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District)” of the Madison General Ordinances is amended as follows:

<b>TR-R District: Permitted and Conditional Uses</b>				
	<b>Single-family detached</b>	<b>Two-family Two-unit</b>	<b>Two-family Twin</b>	<b>Nonresidential</b>
Lot Area (sq. ft.)	0.6 acres (26,136 sq. ft.)	<u>0.6 acres</u> <u>(26,136 sq. ft.)</u>	<u>13,086 sq.</u> <u>ft./d.u.</u>	0.6 acres (26,136 sq. ft.)
Lot Width	65	<u>65</u>	<u>32/d.u.</u>	65
Front Yard Setback	50	<u>50</u>	<u>50</u>	50
Side Yard Setback	30	<u>30</u>	<u>30</u>	30
Reversed Corner Side Yard Setback	30	<u>30</u>	<u>30</u>	30
Rear Yard	40	<u>40</u>	<u>40</u>	40
Maximum height	3 stories/40	<u>3 stories/40</u>	<u>3 stories/40</u>	40
Maximum lot coverage	15%	<u>15%</u>	<u>15%</u>	15%

Maximum size accessory building	800 sq. ft. See (a) below	<u>800 sq. ft.</u> <u>See (a) below</u>	<u>800 sq. ft.</u> <u>See (a) below</u>	as determined by conditional use
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10. Table entitled “TR-P District: Permitted Uses” of Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” of the Madison General Ordinances is amended by amending therein the following:

<b>TR-P District: Permitted Uses</b>						
	<b>Single-family detached</b>	<b>Single-family attached</b>	<b>Two-family Two unit</b>	<b>Two-family - Twin</b>	<b>Single-family accessory dwelling unit</b>	<b>Multi-family, except residential building complex</b>
Lot Area (sq. ft.)	2,900	2,000/d.u.	<del>2,500/d.u.</del> <u>2,900</u>	1,800/d.u.	<del>5,000 (per lot)</del>	600/d.u. + 300 per bedroom >2
Lot Width	30	20	<del>40</del> <u>30</u>	<del>25</del> <u>15/d.u.</u>	<del>50</del>	50
Front Yard Setback	15	15	15	15	<del>n/a</del>	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	<del>30 ft. or up to 20% greater than block average</del>	30 ft. or up to 20% greater than block average
Side Yard Setback	5	Exterior end walls: 6	5	5	5	10
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	<del>8 (10 for garage)</del>	12 (10 for garage)
Rear Yard	Street-accessed: 20 Alley-accessed: 2	20	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	<del>Street-accessed: 20 Alley-accessed: 2</del>	Street-accessed: 20 Alley-accessed: 2
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	<del>2 stories, no greater than height of principal structure</del>	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	<del>80% (per lot)</del>	75%

11. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28E-2.

<b>Downtown and Urban Districts</b>						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
<b>Residential - Family Living</b>						
Single-family detached dwellings				P	P	
Two-family dwelling - two unit				P	P	
Two-family dwelling - twin				<u>P</u>	<u>P</u>	
Three-family dwelling - three unit				P	P”	

12. Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>Downtown Residential 1 District</b>		
	<u>All Other Uses</u>	<u>Two-family - Twin</u>
Lot area (sq. ft.)	3,000	<u>1,500/d.u.</u>
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	<u>15/d.u.</u>
Front yard setback	15 See (a) below and Downtown Setback Map	<u>15</u> <u>See (a) below and Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map	<u>5</u> <u>Lot width &lt;40: 10% lot width</u> <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below	<u>Lesser of 20% lot depth or 30</u> <u>See (b) below</u>

Maximum lot coverage	75%	<u>75%</u>
Maximum height	See Downtown Height Map	<u>See Downtown Height Map</u>
Stepback	See Downtown Stepback Map	<u>See Downtown Stepback Map</u>

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved.”

13. Subsection (2) entitled “Dimensional Standards” of Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>Downtown Residential 2 District</b>		
	<b><u>All Other Uses</u></b>	<b><u>Two-family – Twin</u></b>
Lot area ( <u>sq.ft.</u> )	3,000 <del>sq. ft.</del>	<u>1,500/d.u.</u>
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	<u>15/d.u</u>
Front yard setback	10 See (a) below and Downtown Setback Map	<u>10</u> <u>See (a) below and Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map	<u>5</u> <u>Lot width &lt;40: 10%</u> <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below	<u>Lesser of 20% lot depth or 20</u> <u>See (b) below</u>
Maximum lot coverage	80%	<u>80%</u>
Minimum height	2 stories	<u>2 stories</u>
Maximum height	See Downtown Height Map	<u>See Downtown Height Map</u>
Stepbacks	See Downtown Stepback Map	<u>See Downtown Stepback Map</u>

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved.”

14. Subdivision (a) entitled “Lots of Record” of Subsection (1) of Section 28.193 entitled “Nonconforming Lots” of the Madison General Ordinances is amended as follows:

- “(a) Lots of Record. In any district where residential uses are allowed, a single-family or two-family dwelling may be established on a lot of record existing on the effective date of this ordinance, regardless of the size of the lot, provided that all other requirements of the applicable zoning district are complied with.”





# City of Madison

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

## Master

**File Number: 88737**

**File ID:** 88737

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/11/2025

**File Name:** Downtown and Urban Districts Permitted Uses

**Final Action:**

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

**Notes:** 6967DowntownUrbanHeight

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

**Effective Date:**

**Attachments:** 88737 Body

**Enactment Number:**

**Author:** Kate Smith

**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	06/11/2025	Referred for Introduction				
<b>Action Text:</b> This Ordinance was Referred for Introduction							
<b>Notes:</b> Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)							

## Text of Legislative File 88737

### Fiscal Note

No City appropriation required.

### Title

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

### Body

**DRAFTER'S ANALYSIS:** This proposed ordinance change amends MGO Sec. 28.072,  
28.074 and 28.076 in the "Downtown and Urban Districts" section of the zoning code. It  
changes the threshold for when buildings in the Urban Mixed Use (UMX) or Downtown Core  
(DC) districts would need conditional use approval. The changes modify the threshold to allow  
more multi-family dwellings and larger-scale buildings as permitted uses in the two districts.

\*\*\*\*\*

**Please see Legistar File No. 88737 Body in Attachments**

DRAFTER’S ANALYSIS: This proposed ordinance change amends MGO Sec. 28.072, 28.074 and 28.076 in the “Downtown and Urban Districts” section of the zoning code. It changes the threshold for when buildings in the Urban Mixed Use (UMX) or Downtown Core (DC) districts would need conditional use approval. The changes modify the threshold to allow more multi-family dwellings and larger-scale buildings as permitted uses in the two districts.

\*\*\*\*\*

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

1. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28E-2.

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
<b>Residential - Family Living</b>						
Dwelling units in mixed-use buildings	P	<u>P/C</u>	P	P/C	P/C	Y
Multi-family dwelling (4- <u>12</u> dwelling units)	P	P	P	P	P	Y
Multi-family dwelling ( <del>5-8</del> <u>13-24</u> dwelling units)	P	P	P	C	P	Y
<u>Multi-family dwelling (25-36 dwelling units)</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>Y</u>
<u>Multi-family dwelling (37-60 dwelling units)</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>Y</u>
Multi-family dwelling (>8 <u>60</u> dwelling units)	P	C	<del>C</del> <u>P</u>	C	C	Y

2. Subsection (4) entitled “Design Review” of Section 28.074 entitled “Downtown Core District” of the Madison General Ordinances is amended as follows:

“(4) Design Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

- (a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.
- (b) All new buildings and additions ~~that are less than twenty thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be

approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

- (c) All new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have more than four (4) six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (d) For lots with frontage on State Street or the 100 block of King Street, all new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have greater than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (e) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013)."

3. Subsection (4) entitled "Design Review" of Section 28.076 entitled "Urban Mixed-Use (UMX) District" of the Madison General Ordinances is amended as follows:

"(4) Design Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

- (a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.
- (b) All new buildings and additions ~~that are less than twenty thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.
- (c) All new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have more than four (4) six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (d) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013)."



# City of Madison

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

## Master

**File Number: 88744**

**File ID:** 88744

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/11/2025

**File Name:** Places of Worship Alcohol Distance

**Final Action:**

**Title:** Amending Section 38.05(3)(f) of the Madison General Ordinances to replace the word "church" with "place of worship" for the purpose of alcohol licensing distance restrictions.

**Notes:** 6972PlacesOfWorshipAlcohol

**Sponsors:** Regina M. Vidaver

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Amber McReynolds

**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	06/11/2025	Referred for Introduction				
	<b>Action Text:</b> This Ordinance was Referred for Introduction						
	<b>Notes:</b> Alcohol License Review Committee (7/16/25), Common Council (8/5/25)						

## Text of Legislative File 88744

### Fiscal Note

No City appropriation required.

### Title

Amending Section 38.05(3)(f) of the Madison General Ordinances to replace the word "church" with "place of worship" for the purpose of alcohol licensing distance restrictions.

### Body

DRAFTER'S ANALYSIS: State law prohibits "Class A" or "Class B" licenses or permits for locations less than 300 feet from the main entrance of schools, hospitals, and "churches" unless there is a majority vote by the Common Council to waive the prohibition (Wis. Stat. 125.68(3)). This amendment would update the language in the City's ordinance to include all places of worship instead of limiting the alcohol premise geographic limitation to churches.

\*\*\*\*\*

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

1. Subdivision (f) entitled "Schools, Churches, Hospitals and Libraries" of Subsection (3) entitled "Application for Licenses" of Section 38.05 entitled "General Licensing Requirements" of the Madison General Ordinances is amended as follows:

- "(f) Schools, ~~Churches~~ Places of Worship, Hospitals and Libraries. No Class A or Class B license or permit may be issued for premises the main entrance of which is less than 300 feet from the main entrance of any public or parochial school, hospital, ~~church~~ place of worship or public library, except that this prohibition may be waived by a majority vote of the Common Council. The distance shall be measured by the shortest route along the highway from the main entrance of the school, ~~church~~ place of worship, hospital or library to the main entrance of the premises covered by the license. The prohibition in this paragraph does not apply to any of the following:
1. Premises covered by a license on June 30, 1947.
  2. Premises covered by a license prior to the occupation of real property within 300 feet thereof by any school, hospital, ~~church~~ place of worship or library building.
  3. A restaurant located within 300 feet of a ~~church~~ place of worship, school. This subdivision applies only to restaurants in which the sale of alcohol beverages accounts for less than 50% of its gross receipts."





# City of Madison

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

## Master

**File Number: 88557**

**File ID:** 88557

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/30/2025

**File Name:** CSM - 1626-1634 Baker Ave

**Final Action:**

**Title:** Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

### Notes:

**Sponsors:** Planning Division

**Effective Date:**

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

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/30/2025	Referred for Introduction				
<b>Action Text:</b>		This Resolution was Referred for Introduction					
<b>Notes:</b>		Plan Commission (7/7/25), Common Council (7/15/25)					

## Text of Legislative File 88557

### Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

### Title

Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

### Body

WHEREAS a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or

their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

City of Madison 5/27/25 11:35 a.m.  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

Name of Property Owner: \_\_\_\_\_ Representative, if any: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing Survey: \_\_\_\_\_ Contact: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: \_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_

Zoning District(s) of Proposed Lots: \_\_\_\_\_ School District: \_\_\_\_\_

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>			



## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats.
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Jacob Aleckson

Signature: 

Date: 05/27/2025

Interest In Property On This Date: 05/27/2025



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

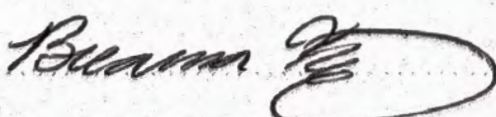
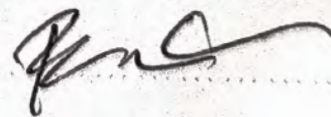
- The existing property line will be adjusted to incorporate the outbuilding at the rear of 1634 Baker Avenue into the property at 1626 Baker Avenue.
- This adjustment will not change the existing setbacks of any structures or driveways and will not negatively impact access to any property.
- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Benjamin and Breanna KOPITZKE

ADDRESS: 1625 Baker Ave. Madison

SIGNATURE(S):  

DATE: 5/18/2025



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will not change the existing setbacks of any structures or driveways and will not negatively impact access to any property.
- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Joseph Jakes  
ADDRESS: 1 Julia Cir. Madison, WI ~~53706~~ 53705  
SIGNATURE(S): [Signature]  
DATE: 5/13/25



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will not change the existing setbacks of any structures or driveways and will not negatively impact access to any property.
- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Diane Phillips

ADDRESS: 1629 Baker Avenue

SIGNATURE(S): Diane Phillips

DATE: 5/14/25



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Janice & Dave Freeman

ADDRESS: 5810 Iowa St

SIGNATURE(S): Janice Freeman

Dave Freeman

DATE: 5/14/23



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Nicolas & Kari Buer

ADDRESS: 1606 Baker Ave

SIGNATURE(S): Nicolas Buer

DATE: 05/14/2025



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.


NAME(S):

KEVIN AND TARA GUTHRIE

ADDRESS:

1617 BAKER AVE MADISON WI 53705

SIGNATURE(S):



DATE:

5/15/25



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Bryan McTrish

ADDRESS: 1646 Baker Ave

SIGNATURE(S): 

DATE: 5/23/2025



Prepared by: Aleckson and Novogoratz

## SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): MARY LINDQUIST  
ADDRESS: 5809 Julia St  
SIGNATURE(S): Mary Lindquist  
DATE: 5-13-25



5.27.2025

Aleckson: 1626 Baker Ave Madison, WI 53705

**Subject: Letter of Intent - Proposed Land Division at 1634 & 1626 Baker Avenue**

Dear City Planning Commission Members,

This letter of intent is to present a proposal for a “land division” related to our property at 1626 Baker Avenue (“1626”) and the adjacent property at 1634 Baker Avenue (currently owned by Tyler and Stacey Novogoratz) (“1634”) in Spring Harbor subdivision in Madison.

Our proposal is not to further divide land but simply move a boundary line between 1626 and 1634. No new lots will be created. Our proposal is to add part of the land that is now part of 1634 and make it a part of 1626, as described below.

The boundary line adjustment/land division (“Division”) will be formalized through a Certified Survey Map (CSM) prepared by Don Carrol, WI Registered Land Surveyor. Both 1626 and 1634 are zoned residential. The purpose of the Division is to make an accessory outbuilding located on 1634 (“Outbuilding”) and surrounding area part of 1626 (see enclosed maps).

Currently, the property at 1634 is owned by Tyler and Stacey Novogoratz and contains a single-family home and the Outbuilding in the rear. The Outbuilding has an existing conditional use permit, approved in 2013, for use as a photography studio (a home occupation). Both the 1634 and 1626 are zoned SR-C2 (Suburban Residential - Consistent 2). 1626 and 1634 share a common driveway. The Division will take that part of 1634 which was originally Lot 26 from the 1941 Mendota Beach layout to become part of 1626. We are fully prepared to address any remaining utility considerations to ensure a smooth transition.

This proposal is desired by the owners of 1626 and 1634, and it offers several key benefits, and we respectfully request the Commission's approval for the following reasons: The proposed property line adjustment is not expected to have any adverse effects on the surrounding neighborhood, and no impact on other properties, primarily affecting 1626 and 1634 and sharing a boundary with city-owned land. We have gathered signed support from several neighbors in the area, underscoring the lack of community impact. The Outbuilding is a unique structure with specific design elements that require dedicated owners, such as ourselves, to ensure its proper maintenance and preservation. The owners of 1626 and 1634 had contemplated this adjustment at the time 1634 owners purchased 1634, and this request serves to carry out a desire of both parties.

Beyond these points, the acquisition of this Outbuilding holds significant personal value for our family. As we both work from home, having dedicated office space separate from our main residence has proven to be a tremendous asset, greatly enhancing our productivity and work-life balance. We envision the Outbuilding not only as a workspace but also as a valuable extension of our home. We plan to utilize it as a place where our children can enjoy activities such as watching movies, playing cards with friends, and pursuing hobbies. This arrangement would significantly improve our family's quality of life and allow us to more fully utilize our 1626 property.

We understand that the proposed configuration may not align with lot design requirements for strictly square lots; however, we are respectfully requesting an exception to this rule. We also believe this request is not inconsistent with the guidance provided in Madison Subdivision

Regulations at §16.23(3)(e)3., which loosens the design requirements for divisions of less than five (5) parcels. Both 1626 and 1634 are exceptionally large, almost an acre in size, and as noted, there are no issues with setbacks or negative impacts on the neighborhood. We believe this unique situation warrants consideration given the specific circumstances and lack of adverse effects. Furthermore, we want to emphasize that all lenders involved in the financing of 1626 and 1634 property are aware of this proposed land division and support its completion.

The current owners of 1634 fully approve of this proposed land Division and strongly desire its approval (see letter from Novogoratz). Their support is crucial, as the timely completion of this transaction is important for all parties' financial planning.

This project does not require a phasing schedule and the land division can be completed in a single step upon approval of the CSM.

In conclusion, we firmly believe that this proposal offers a clear and logical solution to a complex situation. We are committed to cooperating fully with the City Planning Commission to ensure that this land division complies with all applicable regulations and serves the best interests of all parties involved. We respectfully urge the Commission to carefully consider the points outlined above and grant approval for the proposed Certified Survey Map.

Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further.

Sincerely

Jake & Jennifer

5.27.2025

Novogoratz: 1634 Baker Ave Madison, WI 53705

**Subject: Letter of Intent Addendum - Proposed Land Division at 1634 & 1626 Baker Avenue**

Dear City Planning Commission Members,

We, Tyler and Stacey Novogoratz, are writing to express our continued and enthusiastic support for the proposed land division at 1634 and 1626 Baker Avenue.

When we purchased the property at 1634 Baker Avenue, it was with the clear understanding and expectation that the outbuilding and a portion of the land associated with it would be conveyed to the owners of 1626 Baker Avenue. This was a significant factor in our decision to purchase the property, as we have no practical use for the outbuilding ourselves.

We believe that the proposed land division offers the most sensible and mutually beneficial solution for all parties involved. It allows the Aleckson's to acquire property they intend to maintain and utilize, while aligning with our original intentions for the property. We have cooperated fully with Aleckson's in pursuing this solution and are eager to see it come to fruition.

We respectfully request that the Commission carefully consider and approve this proposal. We believe it represents a positive outcome for the neighborhood and facilitates the responsible use of the properties involved.

Sincerely,

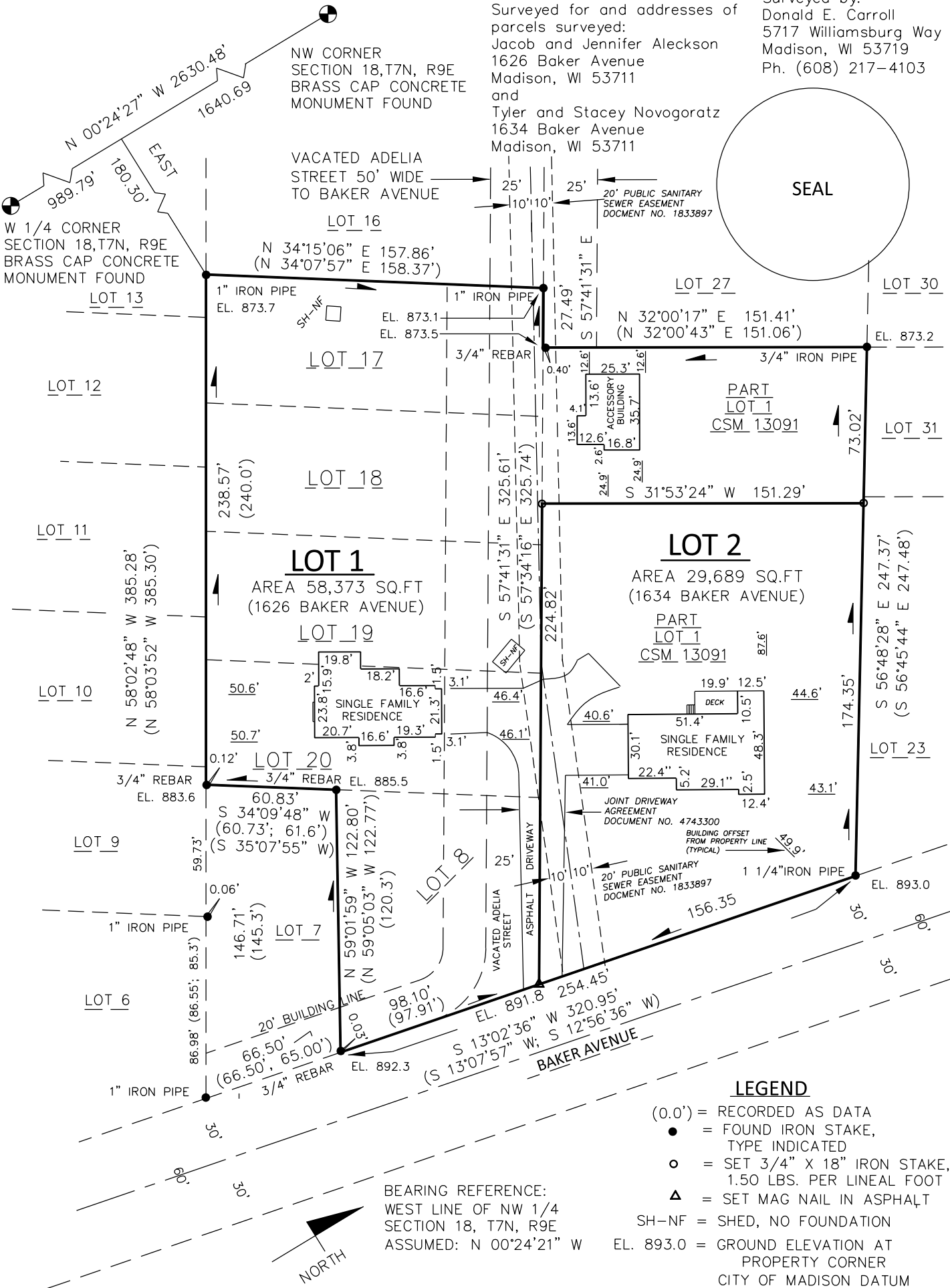
Tyler and Stacey Novogoratz

CERTIFIED SURVEY MAP

BEING A SURVEY OF LOTS 8, 17, 18, 19, 20 AND THE SOUTHERLY 1/2 OF VACATED ADELIA STREET ADJACENT TO SAID LOTS, PLAT OF MENDOTA BEACH HEIGHTS, REPLAT OF BAKERS REPLAT OF BASKERVILLE'S SUBDIVISIONS, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 13091, ALL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Surveyed for and addresses of  
parcels surveyed:  
Jacob and Jennifer Aleckson  
1626 Baker Avenue  
Madison, WI 53711  
and  
Tyler and Stacey Novogoratz  
1634 Baker Avenue  
Madison, WI 53711

Surveyed by:  
Donald E. Carroll  
5717 Williamsburg Way  
Madison, WI 53719  
Ph. (608) 217-4103



DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_



Note: — = DRAINAGE ARROW  
1) All USPLSS Monuments and  
Witness Monuments were found and  
verified per the latest tie sheets of record.

# CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

**Surveyor's Certificate:**

I, Donald E. Carroll, Professional Land Surveyor, S-2358, hereby certify that this survey is in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the city of Madison. I further certify that at the direction of the owners, I have surveyed, divided, mapped and monumented the land described herein and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify that the map is accurate and correct to the best of my knowledge and belief. This is a survey of said lots, Lots 8, 17, 18, 19 and 20, and the southerly  $\frac{1}{2}$  of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions and Lot 1, Certified Survey Map Number 13091, all located in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. The land surveyed is more particularly described as follows: Commencing at the West corner of said Section 18, thence N 00°24'27" W, 989.79 feet along the West line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence East, 180.31 feet to the West corner of Lot 17 and the point of beginning; thence N 34°15'06" W, 157.86 feet; thence S 57°41'31" E, 27.79 feet; thence N 31°53'24" E, 151.42 feet; thence S 56°48'28" E, 247.37 feet; thence S 13°02'36" W, 254.45 feet; thence N 59°01'59" W, 122.80 feet; thence S 34°09'48" W, 60.83 feet; thence N 58°02'48" W, 238.57 feet to the point of beginning. This parcel contains 88,039 square feet; 2.02 acres.

\_\_\_\_\_  
Date \_\_\_\_\_  
Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358

**OWNERS' CERTIFICATE:**

As owners of Lots 8, 17, 18, 19 and 20, and the southerly ½ of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions, City of Madison, Dane County, Wisconsin, Jennifer Aleckson and Jacob Aleckson, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 2025:

Jennifer L. Aleckson

Jacob J. Aleckson

STATE OF WISCONSIN )  
 )ss.  
COUNTY OF DANE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Jennifer L. Aleckson and Jacob J. Aleckson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Print Name \_\_\_\_\_

Notary Public, State of Wisconsin

My commission expires: \_\_\_\_\_

**Surveyed by:**

CERTIFIED SURVEY MAP NO.

Donald E. Carroll, Land Surveyor

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

5717 Williamsburg Way

DOCUMENT NO. \_\_\_\_\_

Madison, WI 53719

(608)217-4103

**SHEET 2 OF 4**

**CERTIFIED SURVEY MAP**

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

**OWNERS' CERTIFICATE:**

As owners of Lot 1, Certified Survey Map Number 13091, recorded as Document Number 4761646, Volume 84, Page 26, City of Madison, Dane County, Wisconsin, Stacey Novogoratz and Tyler Novogoratz, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 2025:

\_\_\_\_\_  
Stacey Novogoratz Tyler Novogoratz

STATE OF WISCONSIN        )  
  )ss.  
COUNTY OF DANE         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Stacey Novogoratz and Tyler Novogoratz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires: \_\_\_\_\_

**DRAINAGE NOTES:**

- a) All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- b) The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- c) Easement widths may be reduced to match zoning district yard requirements upon approval by the City Engineer.
- d)

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_



# CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

### CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per Secretary of the City of Madison Planning Commission.

Meagan Tuttle, Secretary of Plan Commission

Date

**MADISON COMMON COUNCIL CERTIFICATE:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Maribeth L. Wetzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_\_ day \_\_\_\_\_, 2025

at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County,

Wisconsin on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski  
Register of Deeds

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME	PAGE
--------	------

DOCUMENT NO.

**SHEET 4 OF 4**



# City of Madison

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

## Master

**File Number: 88558**

**File ID:** 88558

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/30/2025

**File Name:** CSM - 709 Northport Dr

**Final Action:**

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

### Notes:

**Sponsors:** Planning Division

**Effective Date:**

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

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/30/2025	Referred for Introduction				
<b>Action Text:</b> This Resolution was Referred for Introduction							
<b>Notes:</b> Plan Commission (7/7/25), Common Council (7/15/25)							

### Text of Legislative File 88558

#### Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

#### Title

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

#### Body

WHEREAS a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

City of Madison 5/20/25 9:41 a.m.  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

Name of Property Owner: \_\_\_\_\_ Representative, if any: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing Survey: \_\_\_\_\_ Contact: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: \_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_

Zoning District(s) of Proposed Lots: \_\_\_\_\_ School District: \_\_\_\_\_

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): Church			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>			

## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#).
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☒ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: \_\_\_\_\_ Signature: 

Date: \_\_\_\_\_ Interest In Property On This Date: \_\_\_\_\_

May 12, 2025

Ms. Meagan Tuttle  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703



Re: Letter of Intent - Land Use Application Submittal

709 Northport Dr.  
KBA Project #2421

Ms. Meagan Tuttle:

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

**Organizational Structure:**

Owner:

Northpointe Development, Inc  
230 Ohio Street, Suite 200  
Oshkosh, WI 54902  
(920) 230-3628  
Contact: Sean O'Brien  
[sean@northpointedev.com](mailto:sean@northpointedev.com)

Architect:

Knothe & Bruce Architects, LLC  
8401 Greenway Blvd., Suite 900  
Middleton, WI 53562  
(608) 836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Engineer:

Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
Contact: Justin Zampardi  
[jzam@vierbicher.com](mailto:jzam@vierbicher.com)

Landscape Design:

Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
Contact: Eliot Gore  
[egor@vierbicher.com](mailto:egor@vierbicher.com)

**Introduction:**

This proposed multi-family development involves the development of 709 Northport Rd. The existing building on this site is currently occupied by a church, which will remain while the surrounding property is proposed to provide additional housing for the neighborhood. This application requests permission for the development of a new 4-story multi-family building with 80 dwelling units and underground parking, and a new 4-story 24-unit apartment building, also with underground parking. This project is also located within the TOD overlay, and the site was recently rezoned to TR-UI to allow for this development.



### **Project Description:**

This development is nestled in a neighborhood of existing apartment complexes and single-family residential homes. The southern end of the 80-unit (Building 1) features a roof deck that steps the building's height from four to three stories, which also occurs on the southwest corner of the 24-unit (Building 2). The transitions in the building plans and landscaping are designed to be contextual to the surrounding residential and natural environments. The project will create a year-round buffer between the existing church, while enhancing the streetscapes and providing a play area for children.

Building 1's off-white board & batten and dark grey composite lap siding paired with the tan rock face on the first floor anchors the building to the site. The contrast between the dark grey and off-white materials breaks apart the overall scale of the building and brings focus to the stone on the ground level.

Building 2 compliments the Building 1 by maintaining tan rock face on the first floor and brings in color with blue board & batten with accentual light brown composite lap siding. The softer contrast between colors further helps ease the transition between the development and existing surroundings.

Parking is provided at the basement level within each building; surface parking is accessed from Northport Drive and underground parking is accessed from within the surface parking lot. The site is directly on a Metro bus route with stops located just to the east and west of these apartment homes and is in a bike-friendly area, allowing for easy access to many areas of the City.

### **City and Neighborhood Input:**

We met with the City for this proposed development including a pre-application meeting on February 28, 2025, and a DAT meeting on March 13, 2025. The feedback has helped shape this development.

### **Conditional Use Approvals:**

The proposed development requires a conditional use to allow for a multi-family building with more than 24 units. The proposed buildings' size, scale, and use are consistent with the standards of the TR-UI zoning.

### **Site Development Data:**

Densities:

Lot Area	81,847 S.F. / 1.88 acres
Dwelling Units	104 D.U.
Lot Area / D.U.	787 S.F. / D.U.
Density	55 Units / Acre
Lot Coverage	85,350 S.F. / 60%

### **Building Heights:**

Building 1:	4 Stories / 52'-0"
Building 2:	4 Stories / 53'-0"

### **Dwelling Unit Mix:**

Building 1:		Building 2:	
Studio	7	Studio	0
One Bedroom	32	One Bedroom	13
Two Bedroom	22	Two Bedroom	11
Three Bedroom	19	Three Bedroom	0
Total	80 D.U.	Total	24

**Vehicle Parking:**

**Building 1:**

Underground	80
Surface parking lot	25
Total	105 vehicle stalls

\* 62 additional surface stalls are allocated for Church parking.

**Building 2:**

Underground	18
Surface Parking	14
Total	32 vehicle stalls

**Bicycle Parking:**

**Building 1:**

Garage	92
Guest Surface	8
Total	100 bike stalls

\* 4 additional bike stalls are allocated for Church.

**Building 2:**

Garage	24
Guest Surface	3
Total	27 bike stalls

**Project Schedule:**

It is anticipated that construction will start in the Fall of 2025 and be completed in Winter/Spring 2027.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member

cc Bob Feller, KBA

CERTIFIED SURVEY MAP No.

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD  
MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORDED AS

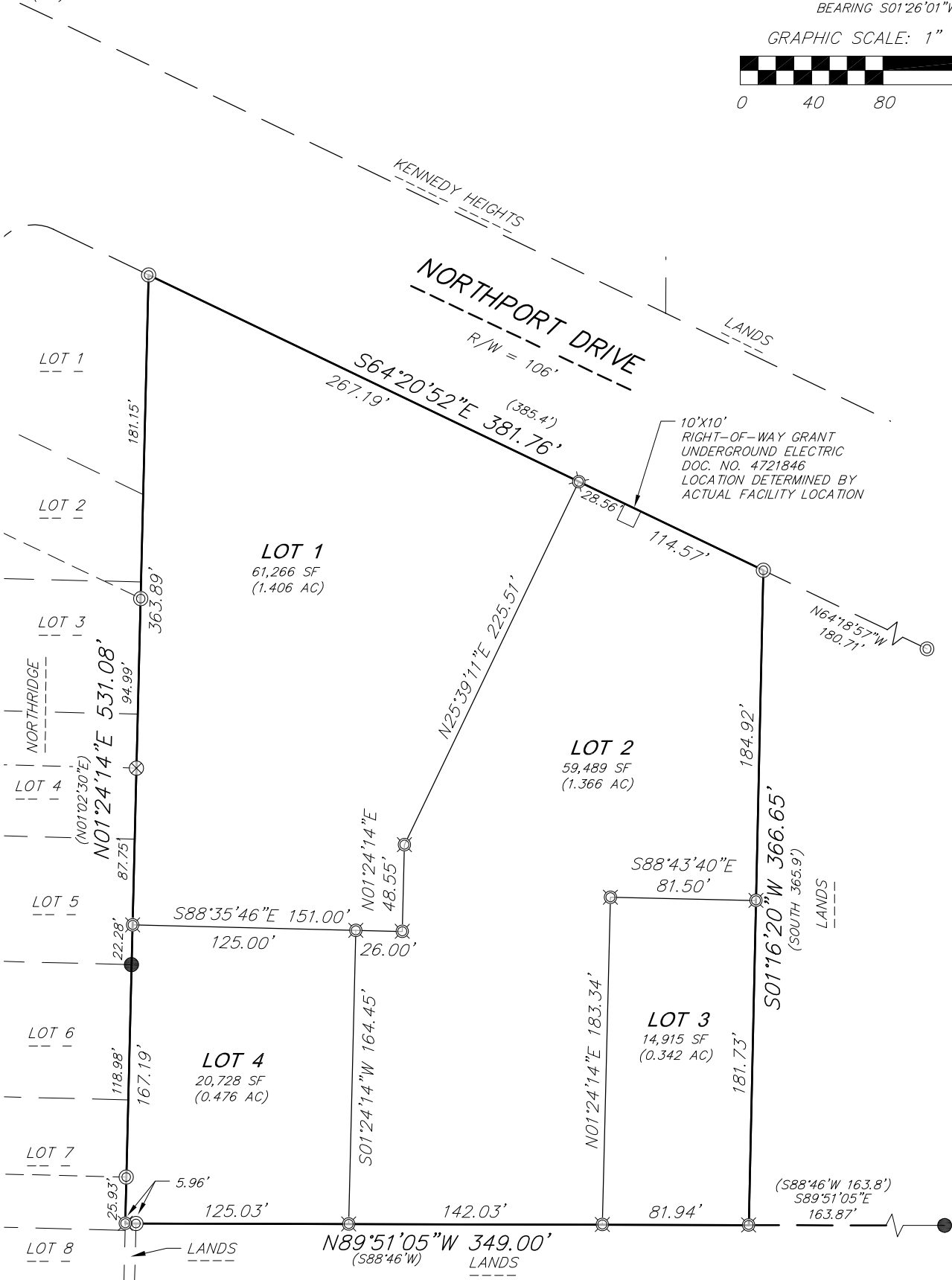


BEARINGS ARE BASED UPON THE WISCONSIN  
COUNTY COORDINATE SYSTEM, DANE COUNTY  
NAD83 (2011), THE EAST LINE OF THE SE1/4  
OF SECTION 26-08-09 MEASURED AS  
BEARING S01°26'01"W

GRAPHIC SCALE: 1" = 80'



0 40 80 160



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL  
SEE SHEET 4 FOR NOTES

24 Apr 2025 - 9:58a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap

vierbicher  
planners | engineers | advisors



Job #: 240474  
Date: 04/28/2025  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

SURVEYED FOR:  
NORTHPOINTE  
DEVELOPMENT  
230 OHIO STREET  
SUITE 200  
OSHKOSH, WI 54902

C.S.M. No.

Doc. No.

Vol. Page

SHEET  
1 OF 7

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24 Apr 2025 - 9:36a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap

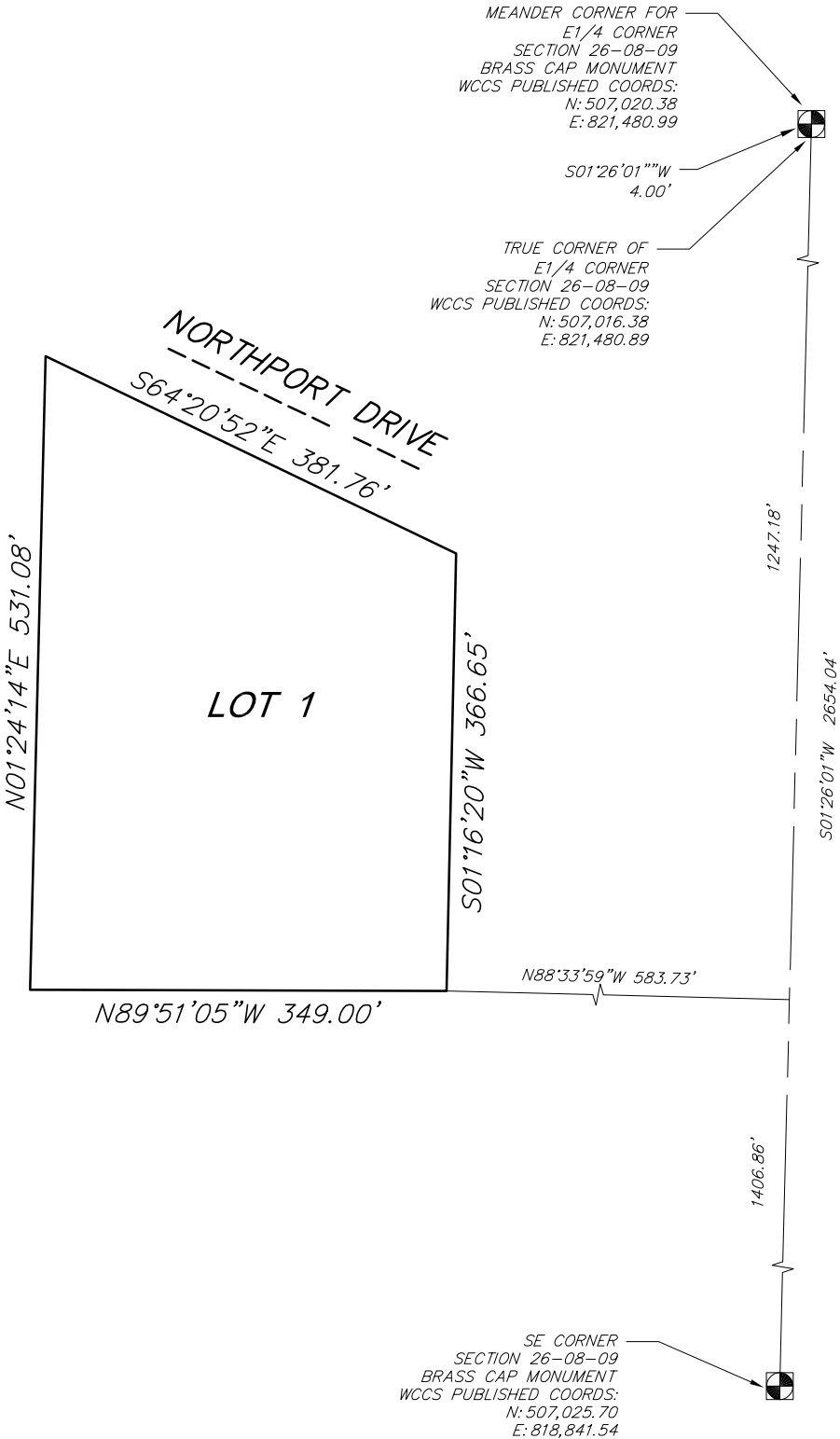
CERTIFIED SURVEY MAP No. \_\_\_\_\_

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL  
(NOT TO SCALE)

BEARINGS ARE BASED UPON THE WISCONSIN  
COUNTY COORDINATE SYSTEM, DANE COUNTY  
NAD83 (2011), THE EAST LINE OF THE SE1/4  
OF SECTION 26-08-09 MEASURED AS  
BEARING S01°26'01"W



**vierbicher**  
planners | engineers | advisors



Job #: 240474  
Date: 04/28/2025  
Rev:  
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Checked By: MZIE

SURVEYED FOR:  
NORTHPOINTE  
DEVELOPMENT  
230 OHIO STREET  
SUITE 200  
OSHKOSH, WI 54902

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

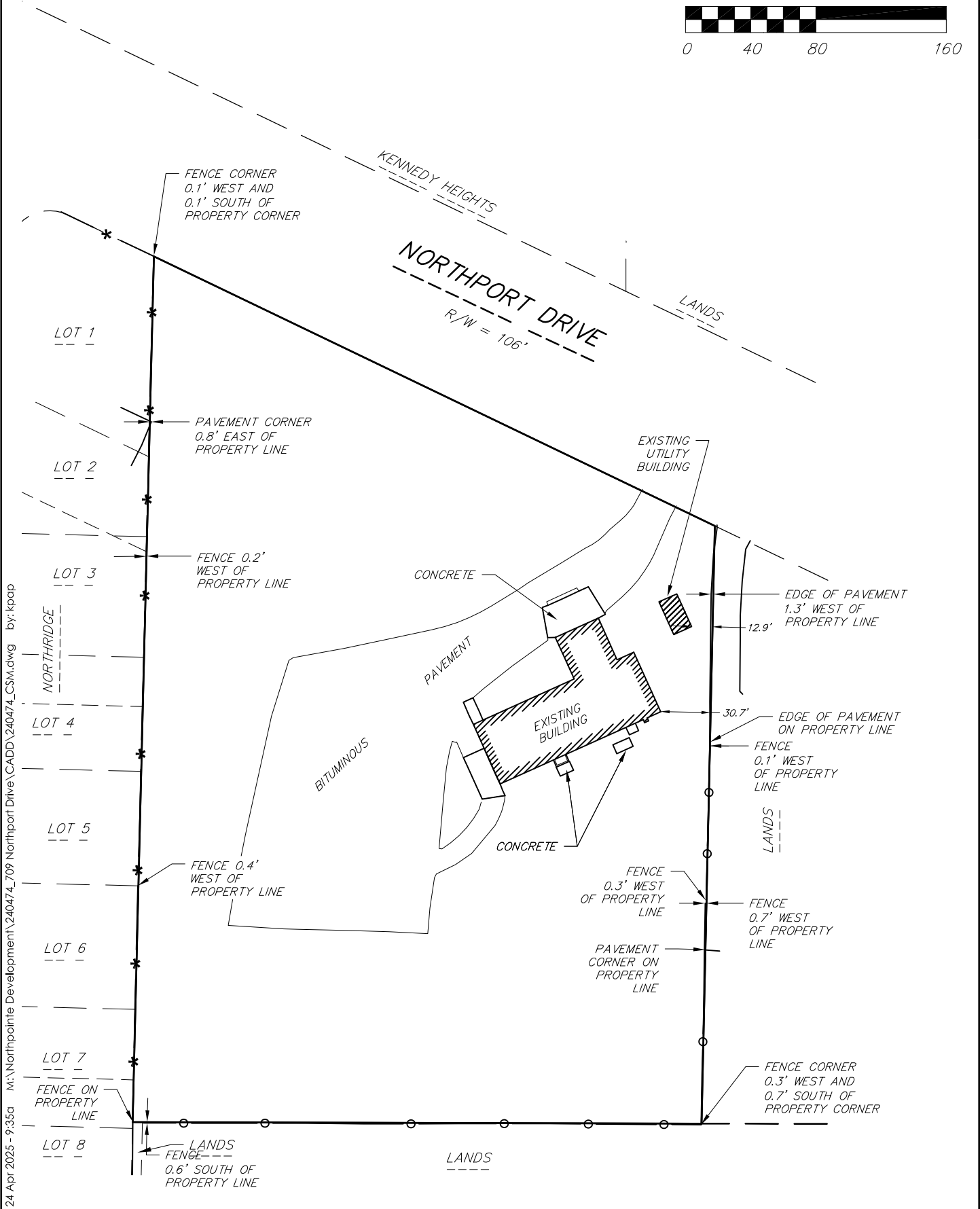
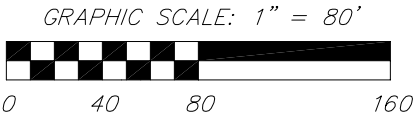
**SHEET  
2 OF 7**

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CERTIFIED SURVEY MAP No. \_\_\_\_\_

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING CONDITIONS



24 Apr 2025 - 9:35a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap

<div><div>vierbicher</div><div>planners   engineers   advisors</div></div>		Job #: 240474	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No. _____	SHEET 3 OF 7
		Date: 04/28/2025			
		Rev: _____			
		Drafted By: KPAP			
		Checked By: MZIE		Doc. No. _____	
				Vol. _____ Page _____	

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CERTIFIED SURVEY MAP No. \_\_\_\_\_

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



NEW PUBLIC PRIVATE ACCESS  
EASEMENT DETAIL

NORTHPORT DRIVE  
R/W = 106'

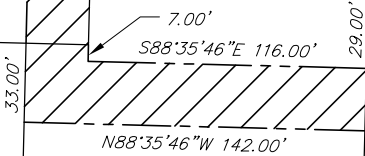
LOT 1

26' WIDE PRIVATE  
ACCESS EASEMENT FOR  
BENEFIT OF LOTS  
3 & 4

LOT 2

LOT 3

LOT 4



24 Apr 2025 - 9:34a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap





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24 Apr 2025 - 9:32a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. \_\_\_\_\_

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: April 28, 2025

Signed: DRAFT  
Kevin J. Pape, Professional Land Surveyor S-2568

DESCRIPTION:

Being a part of the NE1/4 of the SE1/4 of Section 26, T8N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing the east quarter corner of said Section 26; thence S01°26'01"W, 1,247.18 feet along the east line of said SE1/4; thence N88°33'59"W, 583.73 feet to the point of beginning; thence N89°51'05"W, 349.00 feet to a point on the east line of Northridge; thence N01°24'14"E, 531.08 feet along said east line to a point on the southwesterly right-of-way line of Northport Drive; thence S64°20'52"E, 381.76 feet along said southwesterly right-of-way line; thence S01°16'20"W, 366.65 feet to the point of beginning.

Contains 156,397 square feet (3.590 acres).



A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

*Northside Christian Assembly, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided mapped and dedicated as represented on this map.*

IN WITNESS WHEREOF, the said Northside Christian Assembly . has caused these presents to be signed by its corporate officer(s) on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NORTHSIDE CHRISTIAN ASSEMBLY

By: \_\_\_\_\_

---

PRINT NAME AND TITLE

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

*Church Extension Plan, a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.*

IN WITNESS WHEREOF, the said Church Extension Plan, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*CHURCH EXTENSION Plan*

By: \_\_\_\_\_

---

PRINT NAME AND TITLE

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named person(s) to me known to be the person(s) who executed the foregoing instrument,  
and acknowledged that they executed the foregoing instrument as such officer as the deed of said  
corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

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24 Apr 2025 - 9:30a M:\Northpointe Development\240474\_709 Northport Drive\CADD\240474\_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. \_\_\_\_\_

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary  
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES—\_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel–Behl, City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, at o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds



# City of Madison

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

## Master

**File Number: 88559**

**File ID:** 88559

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 05/30/2025

**File Name:** CSM - 3565 Tulane Ave

**Final Action:**

**Title:** Approving a Certified Survey Map of property owned by Common Grace, LLC  
located at 3565 Tulane Avenue (District 15).

### Notes:

**Sponsors:** Planning Division

**Effective Date:**

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

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/30/2025	Referred for Introduction				
<b>Action Text:</b> This Resolution was Referred for Introduction							
<b>Notes:</b> Plan Commission (7/28/25), Common Council (8/5/25)							

### Text of Legislative File 88559

#### Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

#### Title

Approving a Certified Survey Map of property owned by Common Grace, LLC located at 3565 Tulane Avenue (District 15).

#### Body

WHEREAS a Certified Survey Map of property owned by Common Grace, LLC located at 3565 Tulane Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

City of Madison 5/27/25 11:44 a.m.  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

Name of Property Owner: \_\_\_\_\_ Representative, if any: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing Survey: \_\_\_\_\_ Contact: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: \_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_

Zoning District(s) of Proposed Lots: \_\_\_\_\_ School District: \_\_\_\_\_

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>			



## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: DAVID A. DEW

Signature: [Signature]

Date: 23 MAY 2025 Interest In Property On This Date: PRESIDENT Common GARDEN BOARD

Threshold Builds  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704

27 May 2025

Meagan Tuttle, AICP  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd | Suite 017  
PO Box 2985  
Madison, WI 53701

**RE** Letter of Intent | Land Use Application and UDC  
**PROJECT** Eastmorland Community Center + Housing  
**SITE** 3565 Tulane Avenue  
**TB PROJECT NO.** 24-0012

---

Dear Ms. Meagan Tuttle,

The following is submitted together with the plans and application for review by the Urban Design Commission, Plan Commission, and Common Council. We are requesting a lot combination via CSM, a zoning map amendment from TR-C2 to PD, and demolition permit.

## PROJECT TEAM

Owner  
Common Grace, LLC  
3565 Tulane Avenue  
Madison, WI 53714  
Staci Marrese-Wheeler  
staci@commongracemadison.org

Development Consultant  
Threshold Sacred Development  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Tyler Krupp  
tyler@thresholdsacred.com

Architect and Builder  
Threshold Builds  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Sean Meyers  
seanmeyers@thresholdbuilds.com

Civil Engineer  
Wyser Engineering  
300 East Front Street  
Mount Horeb, WI 53572  
Adam Watkins  
adam.watkins@wyserengineering.com

Landscape Architect  
Bernau Design  
3901 Saint Clair Street  
Madison, WI 53711

Design Consultant  
Art & Sons  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Scott Pauli  
scott@artandsons.com

## **INTRODUCTION**

The subject property is currently zoned Traditional Residential-Consistent 2 District (TR-C2) and is within the Transit-Oriented Development Overlay District (TOD). The proposed project would require the site to be rezoned to a Planned Development District (PD) to accommodate the proposed uses of housing, retail, and a community center.

## **LOCATION**

The subject property is 3565 Tulane Avenue. The triangular-shaped property is bounded north by Tulane Avenue, to the east by Ogden Street, and to the south by Hargrove Street. Existing improvements include a 1-story building serving primarily as a community center and place of worship. The subject property is in Aldermanic District 15 and located within the boundary of the Eastmorland Community Association.

## **PROJECT DESCRIPTION**

Common Grace is planning to develop their property into a multi-use site known as the Eastmorland Community Center + Housing project. The development will include missing middle-scale workforce housing, a community center, and retail space. The community center will contain space for a myriad of community-based groups, organizations, and users, but is also meant to serve as a third space for general community gathering. The community center is estimated to be approximately 7,000 square feet.

The housing portion of the development will be developed as low-rise workforce housing. Commonly referred to as missing-middle housing, this style of housing proposed was once commonplace offering enough density to increase affordability but also being compatible in scale and form with single-family home neighborhoods. Common Grace intends on operating such housing as workforce housing, or close to 80% of the area-median income, from day one. The housing is estimated to include 26 multifamily homes with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

## **DESIGN**

The proposed site contains two main buildings: the community center and retail building to the west and the housing building to the east. The two buildings are pushed to the north and are separated as far apart as possible, while maintaining comfortable setbacks at the edges, to create and shape space for a shared commons or public courtyard / plaza between the two. Both the community center and housing will have direct access to the shared commons, which is envisioned as spill-out space for the community center, patio space for the retail user, outdoor space for the housing residents, and for outdoor events such as farmer's markets. The site also contains approximately 19 off-street surface parking spaces. Vehicular site access will be from Hargrove Street, which will also be the main entry for the community center.

### Eastmorland Community Center and Retail Building Design

The community center building will offer a wide range of flexible and functional spaces, including a formal space with a balcony for larger gatherings and performances and an informal space designed for more everyday use and to serve as the “living room” or “third space” of the neighborhood. The two large spaces will be able to open up to one another for special occasions when a larger space is needed. Other spaces include a commercial kitchen, a food pantry, an art room, a music room, and some dedicated offices. A retail space is being proposed on the lower level (Ethical Trade Company).

### Housing Building Design

The housing is imagined as a three-story walk-up style apartment fronting Ogden Street. The building is setback approximately 10’ towards the intersection of Ogden and Hargrove and it steps back to an 18’ setback at the intersection of Ogden and Tulane. We did this to soften the three-story façade along Ogden and also to create a larger vision triangle at Tulane. There are 8 flats on the ground level, each will have private exterior access with landscaped semi-private patio space and dedicated bike parking. The remaining homes are accessed via exterior stairs towards the center of the property with extra-wide exterior egress balconies which will serve an egress component, but also offer covered outdoor space large enough for patio furniture for each home. The housing building will also have a small community room on the ground level with space for lounging, bicycle storage, parcel and mail delivery, laundry, and co-working space. This common space will have direct access from Ogden and will flow through to the central commons / plaza.

The building’s massing incorporates two step-backs, which breaks up the building along Ogden into 3 pieces. The housing building’s community room space is accessible from both the plaza and Ogden, creating connection through the building. A central idea of the owner is the concept of curves and arches. Curves are present in the unique shape of the site and we are adding subtle curves at select outside and inside corners to add visual interest as well as to soften the building’s corners. The exterior materials of the building incorporate corrugated metal, lap siding, and wood. Being that this is workforce housing, we are exploring a palette of humble materials and relying on patterns, scale, and shadow lines inherent in the materials to compose an exterior architecture that is interesting and relates to the whole.

### Site Design

The focal point of the site design is the commons or plaza area towards the north (central to the site) that is shaped by the community center and housing buildings. The plaza is the main node connection all the activity at the site. The plaza will be multi-functional space with potential outdoor events such as farmer’s markets, weddings, or general community gathering and spill-out space for the community center and provides outdoor space for the housing occupants. To the south of the plaza is surface parking, which shall be screened from both Hargrove and Tulane. The surface parking is also located adjacent to the plaza to

allow for larger outdoor events for special occasions that require more space such as food truck hosting and block parties.

Other site design features include community garden plots to the south of the housing where residents or community members can grow vegetables together. We are imagining utilizing native plantings, rainwater gardens, and edible landscapes throughout the site. At the intersection of Hargrove and Tulane, we are imagining a small meditative garden with an art piece made from the repurposed copper spire on the existing building. The project provides abundant bicycle parking scattered across the site and at the interior of the housing building; We feel this is especially important considering the proximity to the Capital City Trail.

## **PLANNED DEVELOPMENT – STANDARDS AND OBJECTIVES**

We believe our proposed project meets the standards and objectives of the PD district. We worked with city staff and ultimately concluded that with the varying uses we are proposing (community center, retail, housing), there was no underlying zoning district that would satisfy all of the requirements of our site located in the TOD. We understand that a PD is to be used rarely, but we feel our development alignment with the comprehensive plan (see below) make it a good candidate. We feel our development aligns with several specific objectives of the PD, as outlined below:

- (a) Sustainable Development
  - We are proposing the following:
    - Solar ready, or solar panels provided on the roof of either building;
    - EV chargers in excess of ordinance requirements;
    - Incorporation of native plantings, low-impact development stormwater management techniques;
    - While we are not targeting a specific building certification, our team of passive house experts are targeting strategies that will drastically improve our building's airtightness and energy consumption; and
    - incorporation energy-recovery ventilation with advanced MERV filtration and low-or-no-VOC materials and finishes for healthy interiors.
- (b) Integrated Land Uses
  - Our proposed project integrates many land uses in a neighborhood that offers amenities and access. We have a mixture of housing, community-based uses, and retail. The neighborhood has excellent linkages to schools, parks, transit, bicycle paths, and large employment centers—it make sense to add housing density here.
- (e) Suitably Located and Usable Public Facilities and Open Space
  - The main purpose of this development is to add a large community gathering space – it is meant to create space for people to interact. We are creating indoor and outdoor space for this interaction.
- (f) High-Quality Development Aligned with Comprehensive Plan

- We feel the community center, retail, and workforce housing components align immensely with the comprehensive plan.

## **PLANNED DEVELOPMENT – REZONING REQUEST JUSTIFICATION**

The latest City of Madison Comprehensive Plan's Generalized Future Land Use Map labels the subject site as Special Institutional (SI), but further states that, *"Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate."* In our project's case, our user is remaining as part of the development, adding a community center, and building workforce housing. The comprehensive plan states that LMR housing uses should be 1-3 stories and under 31 units per acre of density, our proposed project meets both of these requirements (the project is 3 stories and is at 30 dwelling units per acre).

Our project aligns with many additional stated goals of the latest City of Madison Comprehensive Plan. Some of those strategies in the neighborhood and housing category include the following:

- Complete neighborhoods offer a range of housing types, well-connected streets, public spaces, connected parks, paths, greenways, schools, worship, transit and bicycle access: Our proposed project provides housing in an area that offers these amenities.
- Wider mix of housing types and sizes: Our project proposes missing-middle, or low-rise high-density housing in a walkable neighborhood with nearby amenities.
- Increase the amount of housing: Our proposed project increases housing density, but in a comfortable manner.
- Lower priced housing: Our project is targeting workforce housing from day one.
- Food access that is both nutritious and affordable: The community center will be adding a food pantry and the overall development is encouraging community gardening and planning for farmer's market events. Our project site is also near existing groceries such as Woodman's.

## **CITY AND NEIGHBORHOOD INPUT**

The project team has notified the alder and neighborhood association of our intent to file a land use application for a rezoning and demolition of the existing building. The project team has been working with various community stakeholders and city staff for several years on this project. We gave a formal presentation to the Eastmorland Community Association on November 19, 2024 and an updated presentation on April 8, 2025. Those in



attendance at the first meeting were largely in support and inspired by the project's aims. We also met with the city's Development Assistance Team on March 13, 2025.

## DEMOLITION STANDARDS

The existing building no longer meets the needs of the owner. The spaces are not large enough and are too fragmented. More importantly there is deferred maintenance issues that would be too costly to address as well as issues with basement water management. Every spring the roof leaks, and there are cracks in the basement foundation wall system. We intend on re-using as much of the existing materials as is feasible. The project team will submit a re-use and recycling plan to the city. The building was built circa 1953; the architect was Siberz, Purcell, Cuthbert & Newcomb. An addition was completed circa 1954 by Siberz, Purcell, Cuthbert. Another addition was completed circa 1958 by Edward Tough. The building is not a landmark and is not in a landmark district nor does the building have any historical significance. We believe the demolition standards can be met for this proposed demolition.

## PROPOSED DEVELOPMENT DATA

### Site Areas

Lot Area:	37,520 sf (0.86 acres)
Dwelling Units:	26
Lot Area/Dwelling Unit:	1,443 sf
Density:	30.19 dwelling units/acre
Usable Open Space:	21,982 sf
Open Space/Dwelling Unit:	845 sf
Building Footprints, Aggregate	10,297 sf
Vehicular Impervious	5,241 sf
Lot Coverage:	15,538 sf

### Building Height

Height:	3 stories / 37'-4 1/2"
---------	------------------------

### Building Areas

Building A - Housing:	18,588 gsf (6,196 gsf per level)
Building B - ECC:	7,236 gsf (6,628 net sf)

### Dwelling Unit Mix

Studios:	18
1-Bedroom:	3
2-Bedroom:	4
3-Bedroom:	1
Total:	26

### Parking – Vehicular

Surface parking provided:	19 spaces
Parking required:	0 spaces (TOD)
Structured parking:	-

Parking – Bicycle

Housing:	24 spaces (14 vertical, 10 horizontal)
Exterior	38 spaces (horizontal)
Total bicycle spaces:	62 spaces

EV Charing Spaces

EV Ready Spaces (20%):	4 spaces required / 4 spaces provided
EV Installed Spaces (4%):	1 space required / 2 spaces provided

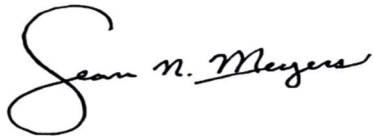
**PROJECT SCHEDULE**

The proposed schedule is to commence construction in September 2025.

**CONCLUSION**

Thank you for your time and consideration reviewing our proposed project. We look forward to your support and feedback.

Sincerely,

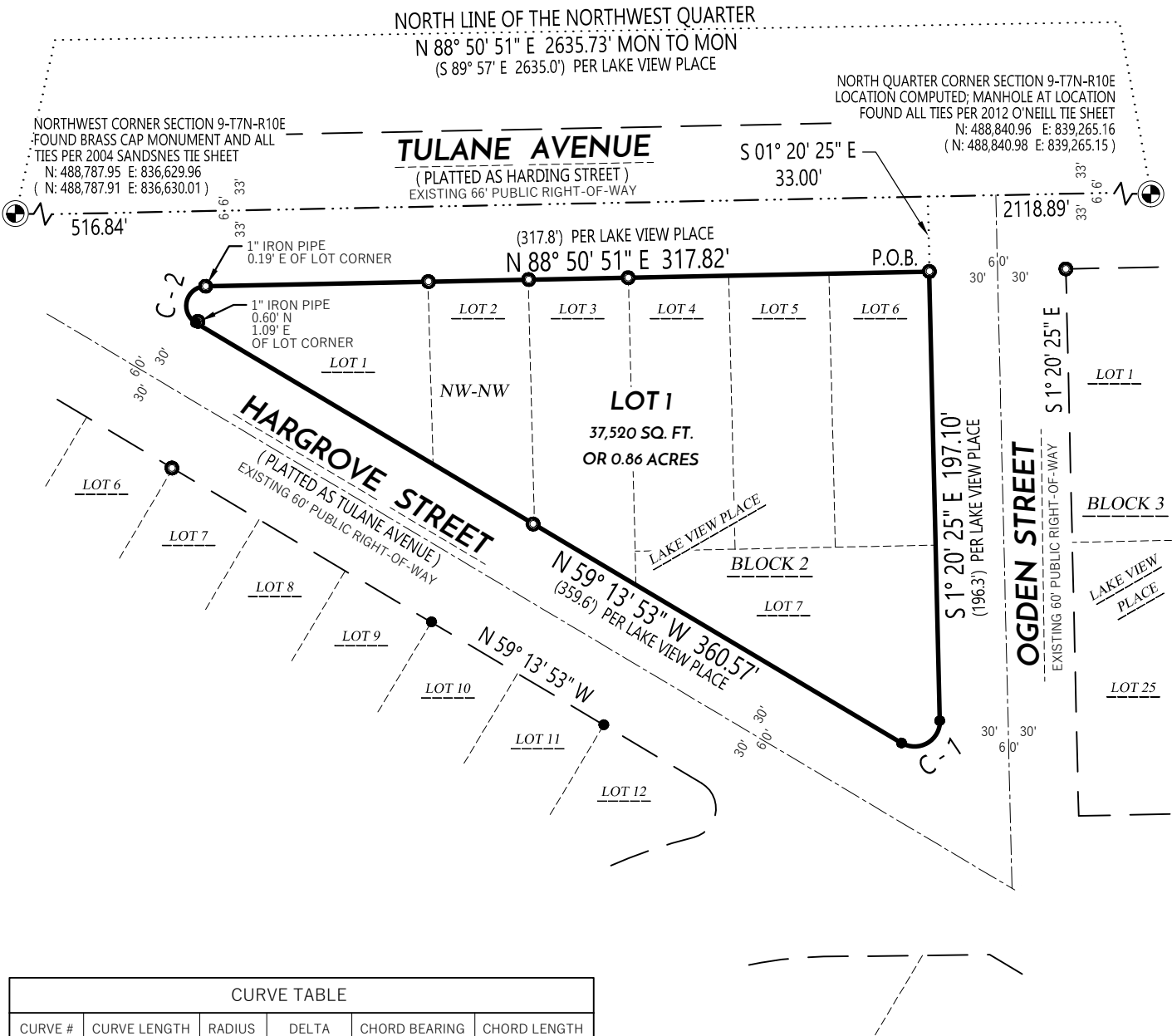


Sean Meyers, RA, NCARB, CPHC

Principal

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2, LAKE VIEW PLACE, RECORDED IN VOLUME 7, PAGE 21, AS DOCUMENT 516609, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	23.66'	11.10'	122° 06' 32"	S 59° 42' 51" W	19.43' (19.3')*
C-2	22.23'	8.60'	148° 04' 44"	N 14° 48' 29" E	16.54' (16.55')*

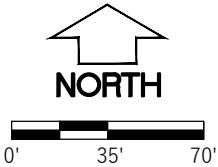
\* RECORD CHORD LENGTH PER LAKE VIEW PLACE

LEGEND

- SECTION CORNER
- FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 12-14TH, AND 17TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T7N, R10E, BEARS N 88°50' 51" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON FEATURES.



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

PREPARED FOR:  
COMMON GRACE, LLC  
STACI MARRESE-WHEELER  
3565 TULANE AVENUE  
MADISON, WI 53714

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

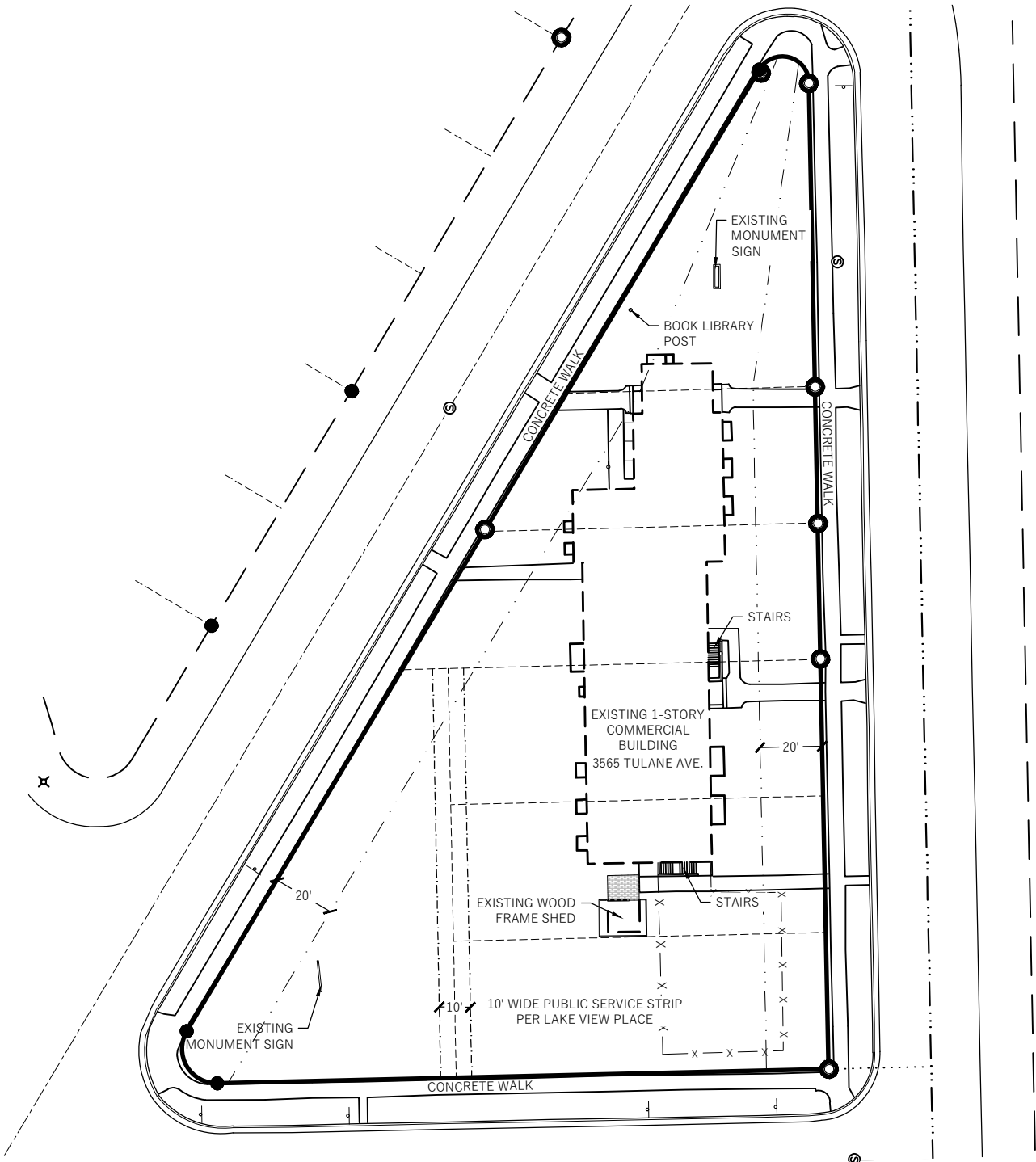
PROJECT NO: 25-1399  
SHEET NO: 1 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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EXISTING IMPROVEMENTS AND EASEMENTS DETAIL

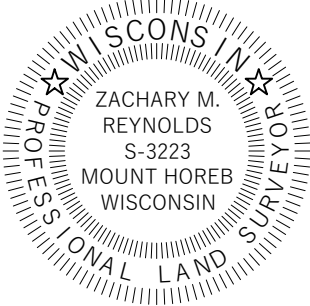
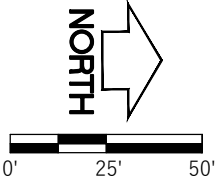


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- BUILDING SETBACK LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ( ) RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 12-14TH, AND 17TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T7N, R10E, BEARS N 88°50' 51" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



File: W:\2025\251399\_Threshold Builds - 3565 Tulane Ave, Madison\dwg\251399\_CSM.dwg Layout: CSM 2 OF 4 User: zreynolds Plotted: May 27, 2025 - 9:38am



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

PREPARED FOR:  
COMMON GRACE, LLC  
STACI MARRESE-WHEELER  
3565 TULANE AVENUE  
MADISON, WI 53714

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 25-1399  
SHEET NO: 2 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

File: W:\2025\251399\_Threshold Builds - 3565 Tulane Ave, Madison.dwg 251399\_CSM.dwg Layout: CSM 3 OF 4 User: shearn Plotted: May 19, 2025 - 12:40pm

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2, LAKE VIEW PLACE, RECORDED IN VOLUME 7, PAGE 21, AS DOCUMENT 516609, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2, LAKE VIEW PLACE, RECORDED IN VOLUME 7, PAGE 21, AS DOCUMENT 516609, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 9, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 NORTH 88 DEGREES 50 MINUTES 51 SECONDS EAST, 516.84 FEET;  
THENCE SOUTH 01 DEGREES 20 MINUTES 25 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE WEST RIGHT OF WAY LINE OF OGDEN STREET SOUTH 01 DEGREES 20 MINUTES 25 SECONDS EAST, 197.10 FEET TO THE START OF A TANGENT CURVE;  
THENCE 23.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11.10 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 42 MINUTES 51 SECONDS WEST, 19.43 FEET;  
THENCE ALONG THE NORTH RIGHT OF WAY OF OLD SAUK ROAD NORTH 59 DEGREES 13 MINUTES 53 SECONDS WEST, 360.57 FEET TO THE START OF A TANGENT CURVE;  
THENCE 22.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.60 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 48 MINUTES 29 SECONDS EAST, 16.54 FEET;  
THENCE ALONG THE SOUTH RIGHT OF WAY OF TULANE AVENUE NORTH 88 DEGREES 50 MINUTES 51 SECONDS EAST, 317.82 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37,520.48 SQUARE FEET OR 0.86 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JOSEPH GALLINA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.

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

\_\_\_\_\_  
DATE



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

PREPARED FOR:  
COMMON GRACE, LLC  
STACI MARRESE-WHEELER  
3565 TULANE AVENUE  
MADISON, WI 53714

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 251399  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

File: W:\2025\251399\_Threshold Builds - 3565 Tulane Ave, Madison\dwg\251399\_CSM.dwg Layout: CSM last Sheet User: shearn Plotted: May 19, 2025 - 11:05am

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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OWNER'S CERTIFICATE

COMMON GRACE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
COMMON GRACE, LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR COMMON GRACE, LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT  
NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE  
CITY OF MADISON PLAN COMMISSION.

\_\_\_\_\_  
NATALIE ERDMAN, DATE: \_\_\_\_\_  
SECRETARY OF THE PLAN COMMISSION



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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

PREPARED FOR:  
COMMON GRACE, LLC  
STACI MARRESE-WHEELER  
3565 TULANE AVENUE  
MADISON, WI 53714

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 251399  
SHEET NO: 4 of 4





# City of Madison

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

## Master

**File Number: 88568**

**File ID:** 88568

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/02/2025

**File Name:** CSM - 2222-2304 City View Dr

**Final Action:**

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

### Notes:

**Sponsors:** Planning Division

**Effective Date:**

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

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/02/2025	Referred for Introduction				
<b>Action Text:</b> This Resolution was Referred for Introduction							
<b>Notes:</b> Plan Commission (7/7/25), Common Council (7/15/25)							

### Text of Legislative File 88568

#### Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

#### Title

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

#### Body

WHEREAS a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

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

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

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

City of Madison 5/27/25 11:07 a.m.  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

Name of Property Owner: \_\_\_\_\_ Representative, if any: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing Survey: \_\_\_\_\_ Contact: \_\_\_\_\_

Street address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: \_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_

Zoning District(s) of Proposed Lots: \_\_\_\_\_ School District: \_\_\_\_\_

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

## 5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): <b>Mixed Use</b>			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>			

## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

\*\* A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☒ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: \_\_\_\_\_ Signature: 

Date: \_\_\_\_\_ Interest In Property On This Date: \_\_\_\_\_

May 27, 2025

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



Re: Letter of Intent - Land Use Application Submittal

2222 & 2304 City View Drive  
KBA Project #2046

Ms. Meagan Tuttle:

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

**Organizational Structure:**

Owner:  
Investors Associated LLP  
810 Cardinal Lane, Ste. 210  
Hartland, WI 53029  
(414) 856-7311  
Contact: Patrick Carroll  
[pcarroll@iallp.com](mailto:pcarroll@iallp.com)

Architect:  
Knothe & Bruce Architects, LLC  
8401 Greenway Blvd., Ste 900  
Middleton, WI 53562  
(608) 836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Engineer:  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 821-3980  
Contact: Brian Barritt  
[bbar@vierbicher.com](mailto:bbar@vierbicher.com)

Landscape Design:  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 821-3980  
Contact: Brian Barritt  
[bbar@vierbicher.com](mailto:bbar@vierbicher.com)

**Introduction:**

This proposed mixed-use development involves the development of 2222 & 2304 City View Drive located at the intersection of Cross Road Drive and City View Drive. This site is currently vacant. This application requests permission for the development of a 4-story mixed use building with 60 dwelling units and approximately 4,606 SF commercial space sharing an underground parking level with a new 4-story multi-family building with 47 dwelling units, and (2) 5-story, multi-family buildings; one with 39 dwelling units and one with 40 units. Each of the buildings will have underground parking and surface parking will be available as well. The site is currently zoned SE and will remain SE zoning for the proposed redevelopment.

**Project Description:**

The proposed project is a mixed-use development consisting of a total of 186 dwelling units. It also includes a 4,606 SF commercial space within Building 1. Buildings 1 and 2 are 4 stories, and Buildings 3 and 4 are 5 stories tall.

This site is located across the street from existing multifamily housing and adjacent to commercial office buildings. The design and character of this development is contemporary to fit into the context of this neighborhood and utilizes masonry and natural stone veneers along with composite sidings that are complementary and tie in well to the adjacent structures. A large plaza area is included between the buildings and provides a generous outdoor gathering space for all residents to enjoy.

Given the topography of the site, we are able to provide direct access to the underground parking located below and shared between Buildings 1 and 2, accessed from the south off of City View Drive. Then for Buildings 3 and 4 we are able to provide two levels of underground parking with direct access from either the surface parking lots or via the shared drives between the buildings. With this we are able to provide just over a 1:1 parking ratio for the enclosed parking. This site is located just over a half a mile to the nearest Madison Metro transit stop located at the intersection of City View Drive and High Crossing Boulevard so additional surface parking is also provided adjacent to each building

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including a DAT meeting on April 3, 2025, and a neighborhood meeting on May 22, 2025, as well as discussions with the Alder in this area, Alder Sabrina Madison. This input has helped shape this proposed development.

**Conditional Use Approvals:**

The proposed development requires conditional uses to allow for dwelling units in a mixed-use building (Building 1), a multi-family dwelling (Buildings 2,3 & 4), and 5 stories for residential buildings (Buildings 3 & 4). The proposed buildings size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed-Use development. We have met or exceeded all standards of the SE zoning.

**Site Development Data:**

Densities:	
Lot Area	210,667 S.F. / number acres
Dwelling Units	186 D.U.
Lot Area / D.U.	1,133 S.F./D.U.
Density	38.43 units/acre
Lot Coverage	115,507 S.F. / 55%
Building Height:	4 - 5 Stories / 40'-3" - 51'-5"
Commercial Area:	4,606 S.F.



Dwelling Unit Mix:

	Building 1	Building 2	Building 3	Building 4	Total per unit type
Studio	7	3	5	5	20
One Bedroom	33	28	14	15	90
One Bedroom + Den	4	0	0	0	4
Two Bedroom	12	16	20	20	68
Three Bedroom	4	0	0	0	4
Total per Building	60	47	39	40	186

Vehicle Parking:

	Buildings 1 & 2	Building 3	Building 4	Total per stall type
Garage Parking Stalls	110	40	39	189
Surface Parking Stalls	71	18	16	105
Total per Building	181	58	55	294

Bicycle Parking:

Garage Wall-Mount	44
Garage Floor-Mount	145
Commercial Surface	4
<u>Guest Surface</u>	<u>20</u>
Total	213 bike stalls

Project Schedule:

It is anticipated that construction will start in the Spring of 2026 and be completed in phases starting in the Spring of 2027 and beyond.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member

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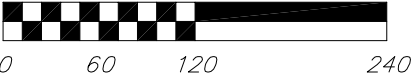
# CERTIFIED SURVEY MAP No.

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE NE1/4 OF SECTION 24-08-10 MEASURED AS BEARING N00°16'20"E

GRAPHIC SCALE: 1" = 120'

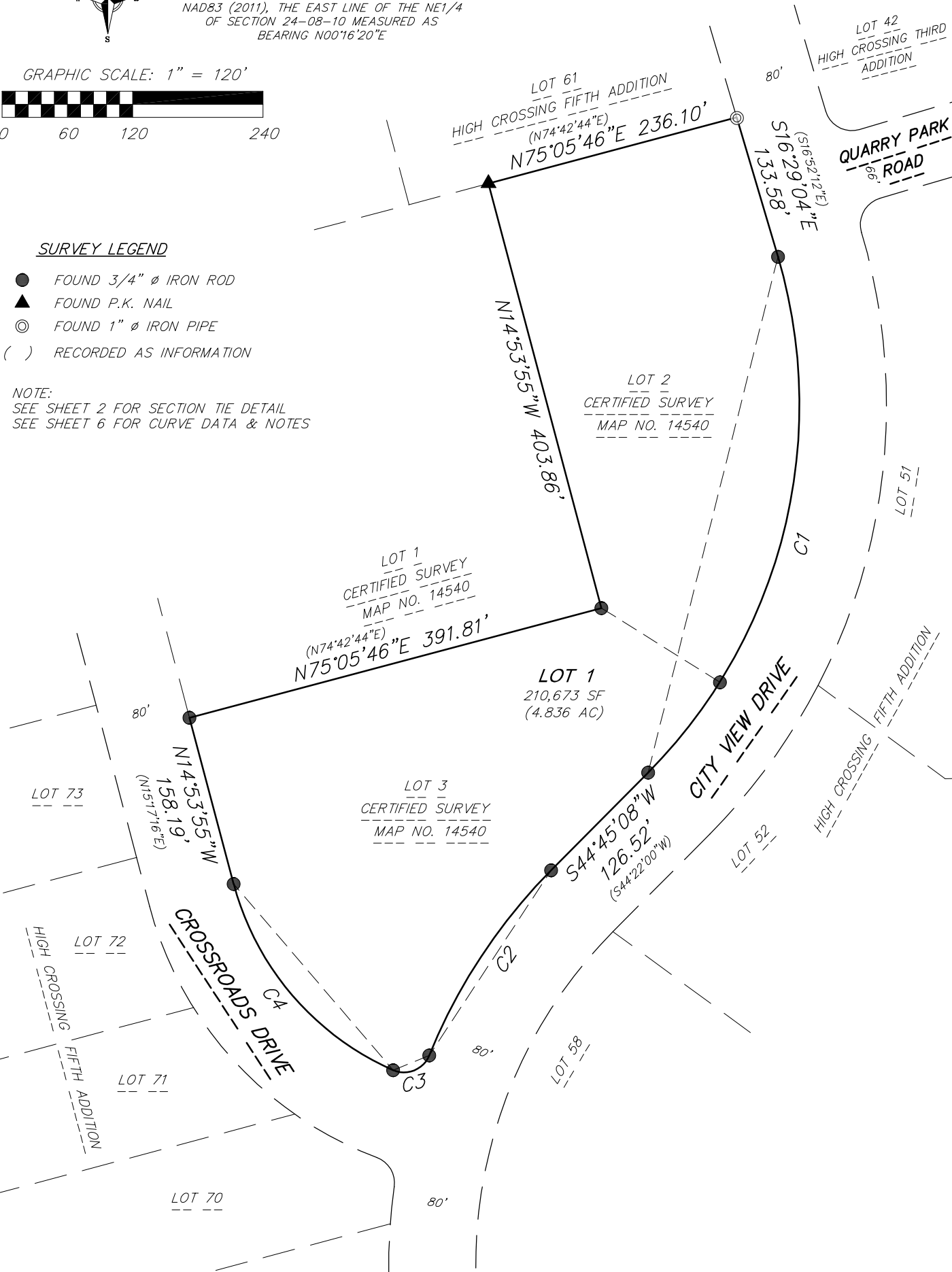


### SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ▲ FOUND P.K. NAIL
- ⊙ FOUND 1" Ø IRON PIPE
- ( ) RECORDED AS INFORMATION

NOTE:  
SEE SHEET 2 FOR SECTION TIE DETAIL  
SEE SHEET 6 FOR CURVE DATA & NOTES

23 May 2025 - 3:07p M:\Investors Associated\210169\_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap



**vierbicher**  
planners | engineers | advisors



Job #: 210169  
Date: 05/27/2025  
Rev:  
Drafted By: KPAP  
Checked By: SCHU

SURVEYED FOR:  
IA CROSSROADS II, LLC  
810 CARDINAL LANE  
SUITE 100  
HARTLAND, WI 53029

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

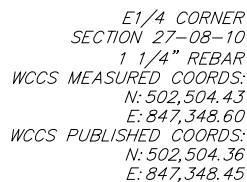
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 9**

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



NE CORNER  
SECTION 27-08-10  
1 1/4" REBAR  
WCCS MEASURED COORDS:  
N: 505,159.08  
E: 847,361.22  
WCCS PUBLISHED COORDS:  
N: 505,159.18  
E: 847,361.08

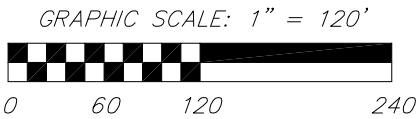




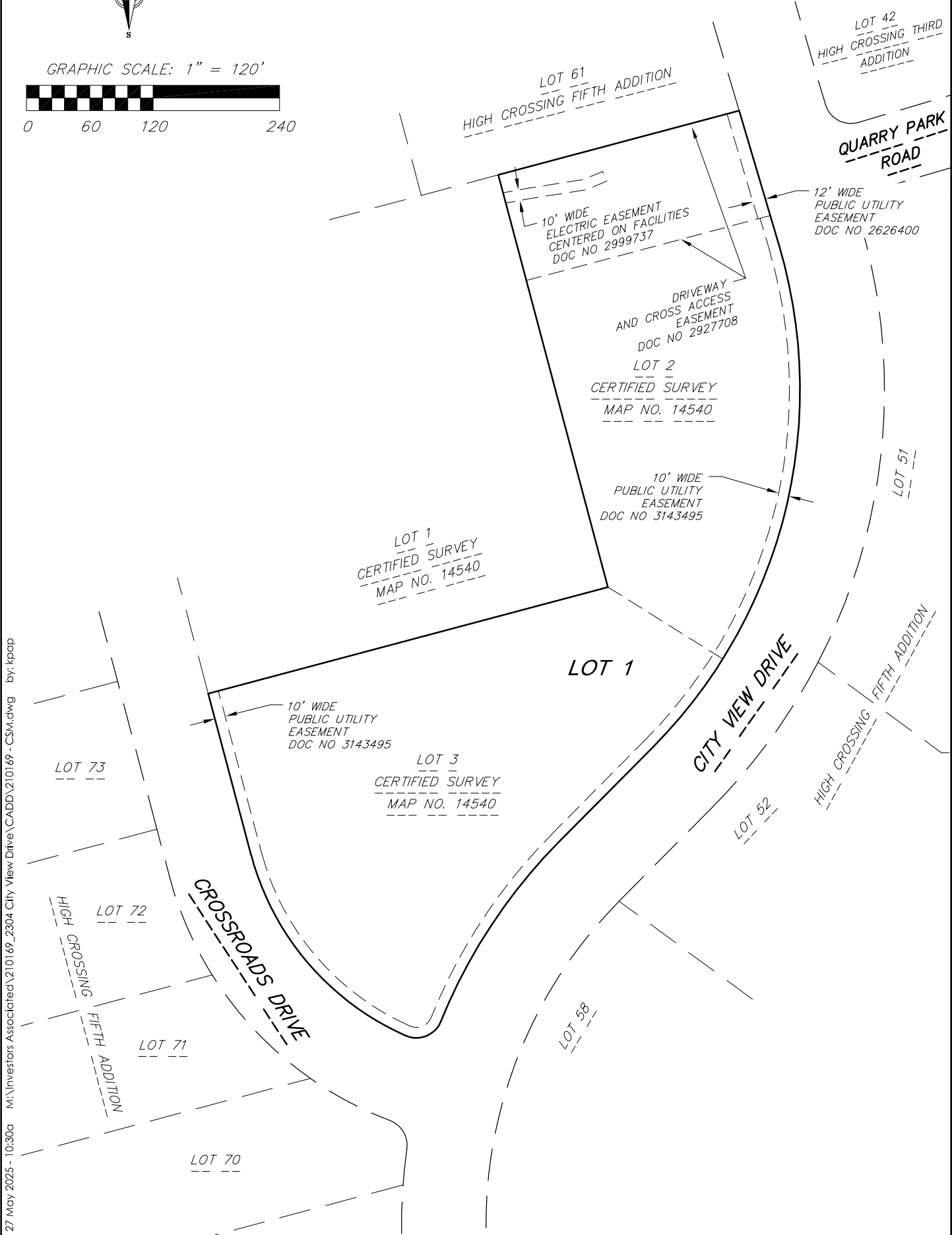
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



## EXISTING EASEMENTS



27 May 2025 - 10:30a M:\Investors Associates\210169\_2304 City View Drive\CADD\210169 - CSM.dwg by: kpcap

<div><div>vierbicher</div><div>planners   engineers   advisors</div></div>		Job #: 210169	SURVEYED FOR: 1A CROSSROADS II, LLC 810 CARDINAL LANE SUITE 100 HARTLAND, WI 53029	C.S.M. No. _____  Doc. No. _____  Vol. _____ Page _____	SHEET 4 OF 9
		Date: 05/27/2025			
		Rev: _____			
		Drafted By: KPAP			
		Checked By: SCHU			

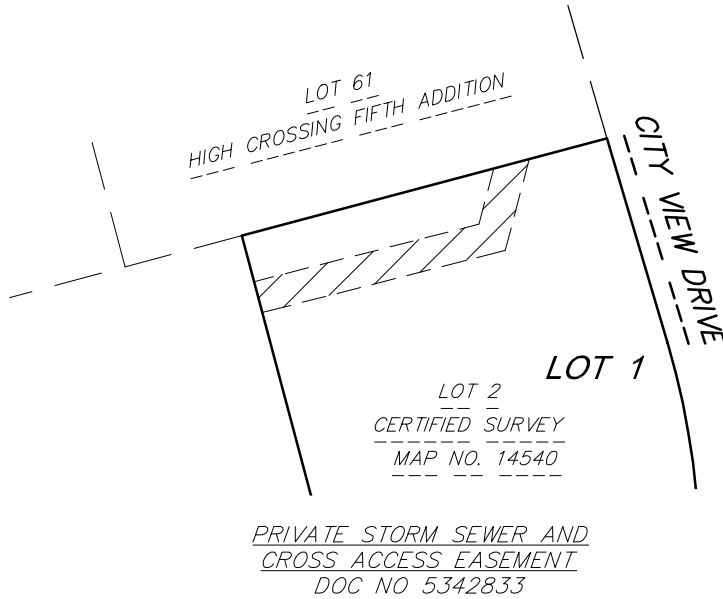
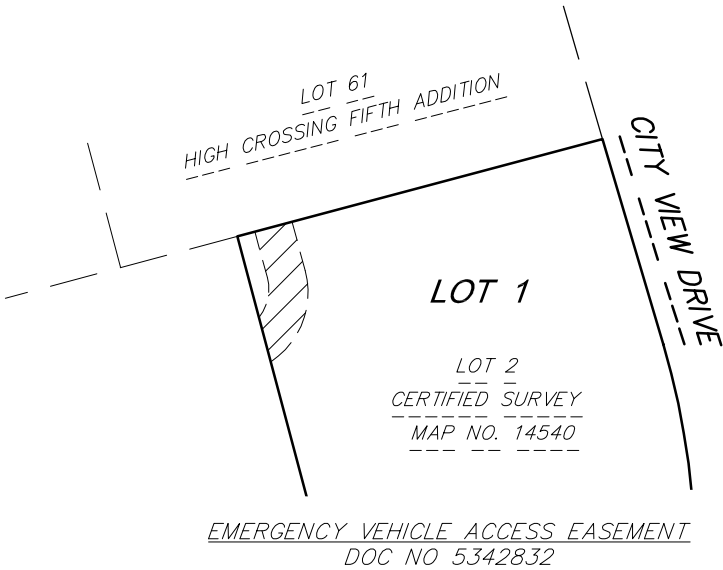
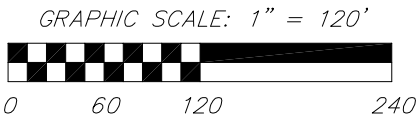
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*CERTIFIED SURVEY MAP No.*\_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING EASEMENTS





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CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

Curve Table							
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing	Tangent Bearing
C1	480.00	513.01	61°14'12"	S14°08'02"W	488.94		
				(S13°44'54"W)			
C2	515.00	205.02	22°48'34"	S33°20'51"W	203.67		S21°56'34"W
		(204.98)	(22°48'17")	(S32°57'52"W)	(203.63)		(S21°33'43"W)
C3	25.00	40.06	91°49'19"	S67°51'14"W	35.91	S21°56'34"W	N66°14'07"W
			(91°49'04")	(S67°28'15"W)		(S21°33'43"W)	(N66°37'13"W)
C4	260.00	232.96	51°20'12"	N40°34'01"W	225.24	N66°14'07"W	
		(232.94)	(51°19'57")	(N40°57'15"W)	(225.23)	(N66°37'13"W)	

NOTES:

- 1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 3) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
- A) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6–feet in width measured from the property line to the interior of each lot except that the easements shall be 12–feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- B) THE INTRA–BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
- 4) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBERS 2464838, 2485517 AND 2564532.
- 5) THIS CERTIFIED SURVEY IS SUBJECT TO THE RESTATED DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBER 4100793.
- 6) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBERS 3155315 AND RELEASE OF PART OF THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBER 4129450, 5260416, 5260417 AND 5335587
- 7) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029076.
- 8) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029077.
- 9) THE UNDERLYING LOTS 59, 60, AND 63 OF HIGH CROSSING FIFTH ADDITION WERE SUBJECT TO 6 FOOT WIDE PUBLIC UTILITY EASEMENTS. SAID PUBLIC UTILITY EASEMENTS HAVE BEEN RELEASED ON SAID PLATTED LOTS PER DOCUMENT NUMBERS 5324410, 5324411, 5324412 AND 5332038.
- 10) THIS CERTIFIED SURVEY IS SUBJECT TO THE FOLLOWING NOISE LEVEL NOTATION PER THE HIGH CROSSING FIFTH ADDITION PLAT, DOCUMENT NUMBER 3143495. "THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS."

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CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: May 26, 2025

Signed: DRAFT  
Kevin J. Pape, Professional Land Surveyor S-2568

DESCRIPTION:

Lots 2 and 3, Certified Survey Map Number 14540, recorded in Volume 100 of Certified Surveys on Pages 188-195, as Document Number 5334597, Dane County Registry. Located in the SE1/4 of the NE1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin.

Contains 210,673 square feet (4.836 acres).



LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

*IA Crossroads II, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.*

1A CROSSROADS II, LLC

By: \_\_\_\_\_

---

PRINT NAME AND TITLE

State of Wisconsin )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

*Premier Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.*

IN WITNESS WHEREOF, the said Premier Bank, has caused these presents to be signed by \_\_\_\_\_  
 \_\_\_\_\_ its \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_,  
 20\_\_\_\_\_.

PREMIER BANK

By: \_\_\_\_\_

State of Wisconsin )  
County of Dane ) ss.

*Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
the above named person(s) to me known to be the person(s) who executed the foregoing instrument,  
and acknowledged that they executed the foregoing instrument as such officer as the deed of said  
corporation, by its authority.*

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

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CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary  
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES—\_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Michael Haas, Acting City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, at o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds



# City of Madison

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

## Master

**File Number: 88618**

**File ID:** 88618

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/04/2025

**File Name:** The proposed resolution authorizes an agreement for Dane County to provide State 85.21 funding of approximately \$267,907 to Metro Transit for the transportation of seniors and persons with physical disabilities.

**Final Action:**

**Title:** Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year 2025.

### Notes:

**Sponsors:** Sabrina V. Madison, Satya V. Rhodes-Conway,  
Michael E. Verveer And Derek Field

**Effective Date:**

### Attachments:

**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	06/04/2025	Referred for Introduction				
<b>Action Text:</b> This Resolution was Referred for Introduction							
<b>Notes:</b> Finance Committee (6/23/25), Common Council (7/1/25)							

## Text of Legislative File 88618

### Fiscal Note

The proposed resolution authorizes an agreement for Dane County to provide State 85.21 funding of approximately \$267,907 to Metro Transit for the transportation of seniors and persons with physical disabilities. Funding for the program is included in Metro Transit's 2025 Operating Budget.

### Title

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the

provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year 2025.

**Body**

WHEREAS, the Wisconsin Department of Transportation provides State 85.21 (§85.21 Wis.Stats.) funding to Dane County for transit services for person who are seniors (65 years old or older) and / or persons with physical disabilities; and,

WHEREAS, each year Dane County provides Metro Transit with a portion of its 85.21 allocation to assist the Transit Utility in the operation of its paratransit services; and,

WHEREAS, funding for this program (§85.21) provides a revenue source for Metro's ADA Paratransit Program, a service required under the federal regulation and is estimated to fund in 2025 approximately 6417 trips for (un-specified) individuals; and,

WHEREAS, this program is an example of a model cooperative funding program to the mutual benefit of both transit and human services;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to receive Specialized Transportation Assistance funding in an amount not to exceed \$267,907 for the provision by Metro Transit of eligible ADA paratransit program services in the Transit Utility's ADA paratransit service area during the calendar year 2025.





# City of Madison

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

## Master

**File Number: 88619**

**File ID:** 88619

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/04/2025

**File Name:** Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2025.

**Final Action:**

**Title:** Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2025.

### Notes:

**Sponsors:** Sabrina V. Madison, Satya V. Rhodes-Conway,  
Michael E. Verveer And Derek Field

**Effective Date:**

### Attachments:

**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	06/04/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/23/25), Common Council (7/1/25)						

## Text of Legislative File 88619

### Fiscal Note

The proposed resolution authorizes an agreement between Metro Transit and Dane County related to Volunteer Driver Escort Services within the Metro Transit service area. Metro Transit will pass-through approximately \$71,000 in State of Wisconsin urban mass transit aid to Dane County. Remaining costs of the program will be provided by Dane County. Funding is included in Metro's 2025 Adopted Operating Budget and no additional appropriation is required.

### Title

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2025.

**Body**

WHEREAS, the city of Madison is eligible to receive State 85.20 (§85.20 Wis. Stats.) urban mass transit aids from the State of Wisconsin for eligible activities within the Metro Transit service area; and,

WHEREAS, Dane County's total anticipated cost of Volunteer Escort Services for senior citizens (65 years old and older) and for individuals with disabilities is \$257,964 from January 1, 2025 through December 31, 2025 for service within the Metro Transit service area; and,

WHEREAS, Metro Transit wishes to pass through to Dane County \$71,000 of State 85.20 funds with the remaining amount, of approximately \$186,964, to be provided by Dane County from the County General Purpose Revenue and other funds; and,

WHEREAS, the City and the County plan to maintain cooperative funding for this program, the purpose of which is to transport elderly and disabled individuals who are unable to use existing transportation or for whom no transportation resource is available; and,

WHEREAS, it is in the best interest of the City and the County to take advantage of the Section 85.20 funds for the full programs;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to provide for the pass-through of approximately \$71,000 in Section 85.20 funds for the purpose of providing Volunteer Escort Services in the calendar year 2025 with the remaining amount of approximately \$186,964 to be provided by Dane County from the County General Purpose Revenue and other funds.



# City of Madison

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

## Master

**File Number: 88627**

**File ID:** 88627

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/04/2025

**File Name:** Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2025.

**Final Action:**

**Title:** Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2025.

### Notes:

**Sponsors:** Sabrina V. Madison, Michael E. Verveer, Satya V. Rhodes-Conway And Derek Field

**Effective Date:**

### Attachments:

**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	06/04/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/23/25), Common Council (7/1/25)						

## Text of Legislative File 88627

### Fiscal Note

The proposed resolution authorizes the agreement between Metro Transit and Dane County to use State 85.20 transit funding received by Metro Transit for the provision of Group Access Service located in the City of Madison. Dane County will provide approximately \$180,134 of Highway Department funds, and Metro Transit will provide approximately \$154,356 of State 85.20 Operating Assistance funding. Funding for 2025 is included in Metro Transit's Operating Budget. No additional appropriation is required

### Title

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to

provide Group Access Service for the City of Madison for the calendar year 2025.

**Body**

WHEREAS, the City of Madison and Dane County cooperate on the funding of several special transportation programs, including Group Access Service for older adults and individuals with disabilities for group transportation such as congregate meals, group shopping and adult daycare, in the Metro Transit service area; and,

WHEREAS, the City of Madison is eligible to receive Section 85.20 ( §85.20 Wis. Stats.) urban mass transit aids from the State of Wisconsin for eligible transit activities within the Metro Transit service area; and,

WHEREAS, Dane County's total anticipated net costs of the Group Access Service for 2025 is \$334,490 for service within the Metro Transit service area; and,

WHEREAS, Metro Transit will pass through to Dane County an amount not to exceed \$154,356 of State Section 85.20 funds with the remaining coming directly to Dane County from Highway Department funds;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to provide for a pass-through of Section 85.20 funds of approximately \$154,356 for the calendar year 2025.



# City of Madison

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

## Master

**File Number: 88676**

**File ID:** 88676

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/06/2025

**File Name:** Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610.

**Final Action:**

**Title:** Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610. (District 9)

**Notes:** Jeff Quamme

**Sponsors:** Joann Pritchett

**Effective Date:**

**Attachments:** 5992-10-19-4.02 Plat Sheet.pdf, 5992-10-19 Title Sheet.pdf, RES-25-00237 File ID 87610 2025-4-15.pdf, 070823 vicinity map.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	06/11/2025	Referred for Introduction				
<b>Action Text:</b> This Resolution was Referred for Introduction							
<b>Notes:</b> Board of Public Works (6/18/25), Plan Commission (6/23/25), Common Council (7/1/25)							

### Text of Legislative File 88676

#### Fiscal Note

The proposed resolution permits the early acquisition land interests required for the reconstruction of Mineral Point Road from USH 12 to Highpoint Road as determined necessary by RES-25-00237 (Legistar #87610). No additional appropriation is required.

#### Title

Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610. (District 9)

#### Body

**WHEREAS**, the City of Madison Common Council adopted resolution RES-25-00237, File ID 87610 on April 15, 2025, approving the Relocation Order and Transportation Project Plat No. 5992-10-19 - 4.02 to acquire the Land Interests required for reconstruction of Mineral Point Road - USH 12 to Highpoint Rd. A copy of the adopted Relocation Order and Transportation Project Plat is attached hereto and made part of this resolution; and

**WHEREAS**, the Categorical Exclusion Checklist (CEC) for the Mineral Point Road - USH 12 to Highpoint Rd reconstruction project was approved by the Wisconsin Department of Transportation on January 23, 2025; and,

**WHEREAS**, the Design Study Report (DSR) approval by the WisDOT Southwest Region Project Development Section Local Program Project Manager for the Mineral Point Road USH 12 to High Point Road reconstruction project is pending final approval; and,

**WHEREAS**, per resolution RES-25-00237, the final approval of the said Relocation Order and Transportation Plat are contingent upon the Design Study Report (DSR) being approved. The approval certificates on Transportation Project Plat 5992-10-19 are to be executed and the relocation map recorded upon the satisfaction of this contingency; and,

**WHEREAS**, the DSR has not advanced sufficiently for a final approval date that accommodates timely land interest acquisitions required for the Mineral Point Road reconstruction project. Therefore, the Early Acquisition Process, as set forth for by Chapter 3.2.2 of the Wisconsin Department of Transportation Real Estate Program Manual, is necessary to assure the timely acquisition of the lands and interests as set forth on said Relocation Order and Transportation Project Plat No. 5992-10-19 - 4.02.

**NOW THEREFORE BE IT RESOLVED**, the approval certificates on the Relocation Order and Transportation Project Plat No. 5992-10-19 - 4.02, as adopted by the Common Council as resolution RES-25-00237, File ID 87610 on April 15, 2025, shall be executed and the relocation map recorded at the Dane County Register of Deeds prior to final DSR approval; and

**BE IT FINALLY RESOLVED**, the use of the Early Acquisition Process, as set forth for by Chapter 3.2.2 of the Wisconsin Department of Transportation Real Estate Program Manual, is hereby permitted for the timely acquisition of the interests as identified in the Schedule of Lands & Interests Required and Utility Interests Required per the Relocation Order and Transportation Project Plat No. 5992-10-19 - 4.02. Said relocation order adopted by the City of Madison Common Council per resolution RES-25-00237, File ID 87610 on April 15, 2025.



TRANSPORTATION PROJECT PLAT NO: 5992-10-19 - 4.02

Lot 1, Certified Survey Map 709, recorded in Volume 3 of Certified Survey Maps, page 245, as Document No. 1309408, located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Wisconsin.

RELOCATION ORDER MINERAL POINT ROAD FROM USH 12 TO S. HIGH POINT ROAD  
PERMANENT LIMITED EASEMENT - S. HIGH POINT ROAD TO TREE LANE DANE COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, RECONSTRUCT, IMPROVE, OR MAINTAIN, PUBLIC STORMWATER MANAGEMENT AND STROM SEWER IMPROVEMENTS TO CONVEY PUBLIC STORM WATER FROM THE PROJECT , THE CITY OF MADISON DEEMS IT NECESSARY TO ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

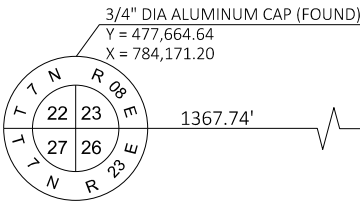
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22 WISCONSIN STATUTES, THE CITY OF MADISON HEREBY ORDERS THAT:  
1. THAT PORTION OF SAID PUBLIC STORM WATER MANAGEMENT AREA AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.  
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF MADISON FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF MADISON PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

251/0708-233-0215-7

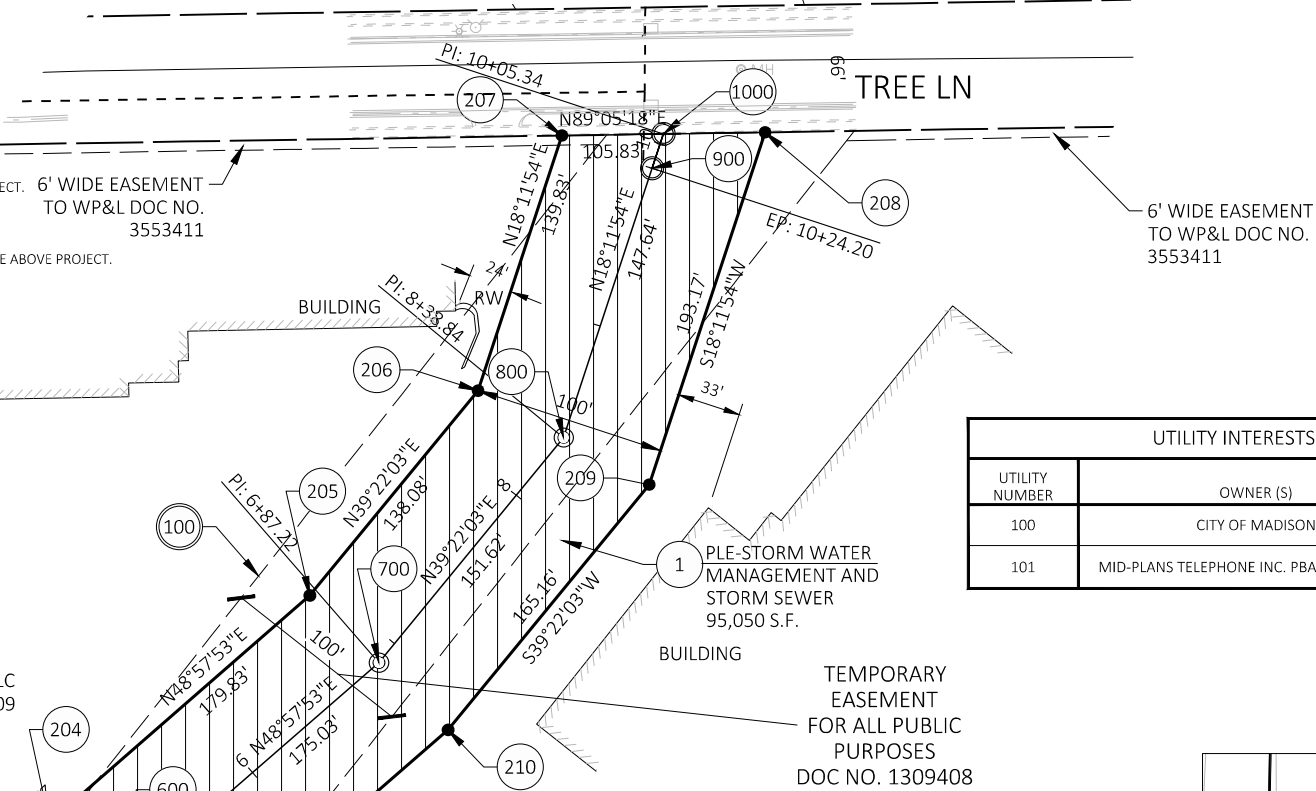
SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER (S)	INTEREST'S REQUIRED	R/W ACRES REQUIRED			P.L.E. SQ.FT
			NEW	EXISTING	TOTAL	
1	GREENBRIAR OF MADISON, LLC	P.L.E	-	-	-	95,050 FT

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

COORDINATE TABLE		
POINT	Y	X
201	478269.333	785587.991
202	478343.997	785677.226
203	478410.606	785730.416
204	478591.839	785829.068
205	478709.904	785964.717
206	478816.654	786052.301
207	478949.492	786095.972
208	478951.176	786201.791
209	478767.672	786141.463
210	478639.984	786036.701
211	478528.223	785908.294
212	478355.076	785814.044
213	478273.749	785749.100
214	478139.396	785588.531
200	478170.398	785547.665
300	478206.625	785588.286
400	478308.873	785713.163
500	478382.841	785772.230
600	478560.031	785868.681
700	478674.944	786000.709
800	478792.163	786096.882
900	478932.417	786142.991
1000	478950.334	786148.881

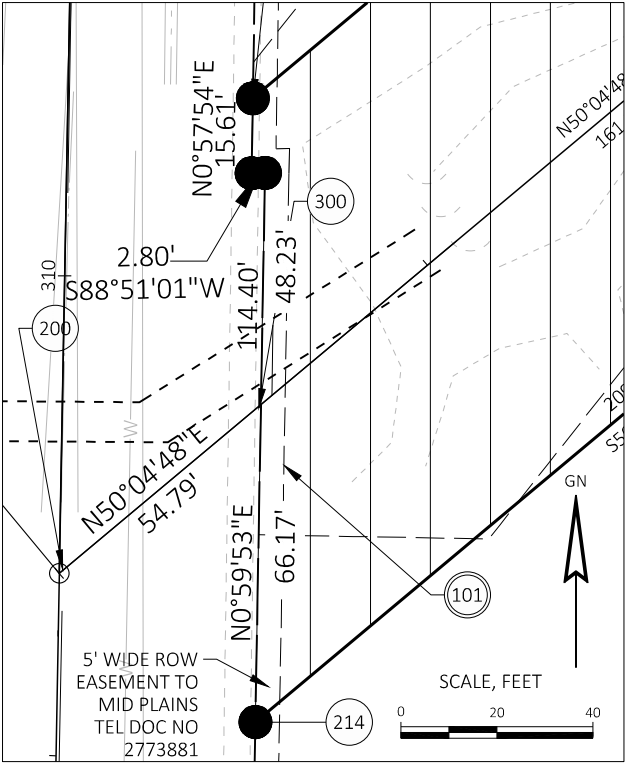
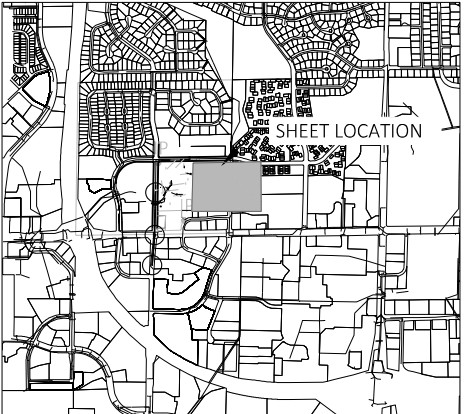


3/4" DIA ALUMINUM CAP REBAR  
Y = 477703.6500  
X = 786824.9700



UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
100	CITY OF MADISON	RELEASE OF RIGHTS
101	MID-PLANS TELEPHONE INC. PBA TDS TELECOM	TEMPORARY RELEASE OF RIGHTS

RESERVED FOR REGISTER OF DEEDS  
PROJECT NUMBER: 5922-10-19-4.02



DETAIL DRAWING

RELOCATION ORDER APPROVED BY THE  
COMMON COUNCIL RESOLUTION: RES-25-00237  
FILE ID: 87610

DATE: 4/15/2025 CITY CLERK

EFFECTIVE

RELOCATION ORDER APPROVED BY THE  
PLANNING COMMISSION

DATE: 4/7/2025 EXECUTIVE SECRETARY

RELOCATION ORDER APPROVED BY THE  
BOARD OF PUBLIC WORKS

DATE: 4/2/2025 EXECUTIVE SECRETARY

**Mead & Hunt**

MEAD & HUNT, INC.  
10700 Research Drive, Suite 155  
Wauwatosa WI, 53226

I, RICK R. HILLMANN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF MADISON I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.



SIGNATURE: DATE: 01/27/2025  
PRINT NAME: RICK R. HILLMANN  
REGISTRATION NUMBER: S-3005

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE

SIGNATURE: \_\_\_\_\_ DATE: 01/27/2025  
PRINT NAME: \_\_\_\_\_

STATE OF WISCONSIN

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

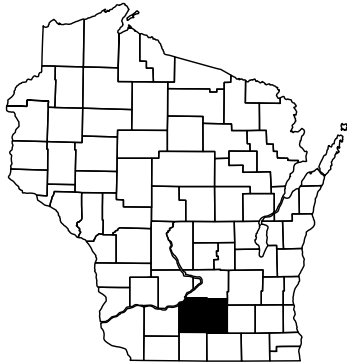
5992-10-19

C MADISON, MINERAL POINT ROAD

USH 12 TO HIGHPOINT ROAD

LOCAL STREET

DANE COUNTY



CONVENTIONAL SYMBOLS

SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	
SIXTEENTH LINE		GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	IP
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE		SIGN		COMPENSABLE	
EXISTING R/W OR HE LINE		OFF-PREMISE SIGN		NON-COMPENSABLE	
PROPERTY LINE		ELECTRIC POLE			
LOT, TIE & OTHER MINOR LINES		TELEPHONE POLE			
SLOPE INTERCEPT		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)			
CORPORATE LIMITS		ACCESS RESTRICTED BY ACQUISITION			
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC.)		NO ACCESS (BY STATUTORY AUTHORITY)			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)			
TEMPORARY LIMITED EASEMENT AREA		NO ACCESS (NEW HIGHWAY)			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		PARCEL NUMBER		UTILITY NUMBER	
TRANSMISSION STRUCTURES		PARALLEL OFFSETS			
BUILDING					
TO BE REMOVED					
BRIDGE					
CULVERT					

CONVENTIONAL ABBREVIATIONS

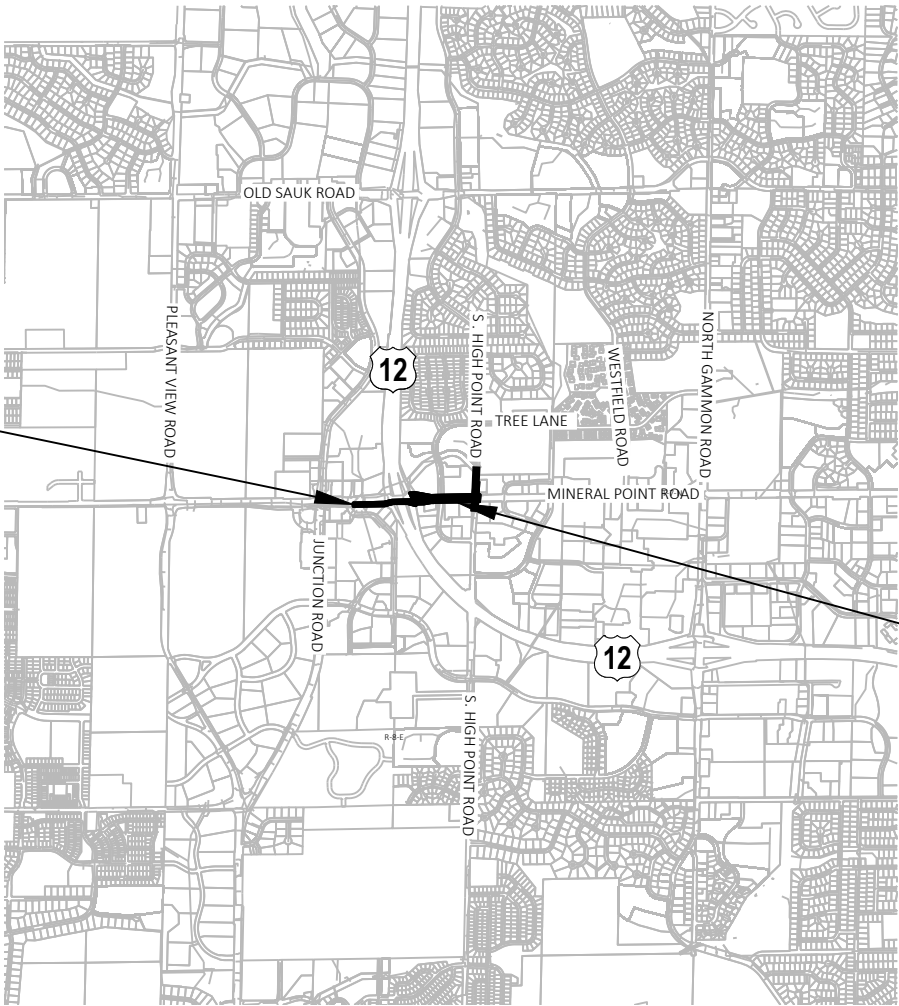
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
ELECTRIC TOWER	



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 5992-10-19

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), DANE COUNTY, NAD83(2011 ), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/8" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, CENTERLINE OF EXISTING PAVEMENTS AND/OR EXISTING OCCUPATIONAL LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC STORM WATER MANAGEMENT AND STORM SEWER FACILITIES. (STORM WATER FACILITIES), AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE CITY OF MADISON MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE STORMWATER FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 5992-10-19 -4. 2  
SHEET 2 OF 2  
AMENDMENT NO:



# City of Madison

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

## Master

**File Number: 87610**

**File ID:** 87610

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** Engineering  
Division

**File Created Date :** 03/18/2025

**File Name:** Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southea

**Final Action:** 04/15/2025

**Title:** Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)

**Notes:** Jeff Quamme

**CC Agenda Date:** 03/25/2025

**Agenda Number:** 31.

**Sponsors:** Yannette Figueroa Cole

**Effective Date:** 04/18/2025

**Attachments:** 070823 Vicinity Map.pdf, TPP 5992-10-19.pdf

**Enactment Number:** RES-25-00237

**Author:** Jim Wolfe, City Engineer

**Hearing Date:**

**Entered by:** hfleegel@cityofmadison.com

**Published Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	3/20/2025

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/18/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Board of Public Works (4/2/25), Plan Commission (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	Pass

**Action Text:** A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

**Notes:** Additional referral to Plan Commission.

1	BOARD OF PUBLIC WORKS	03/25/2025	Referred	PLAN COMMISSION	04/07/2025	
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**Action Text:** This Resolution was Referred to the PLAN COMMISSION

1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
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**Action Text:** A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

1	PLAN COMMISSION	04/07/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	04/15/2025	04/02/2025	Pass
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**Action Text:** A motion was made by Mendez, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

1	COMMON COUNCIL	04/15/2025	Adopt				Pass
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**Action Text:** A motion was made by Vidaver, seconded by Govindarajan, to Adopt. The motion passed by voice vote/other.

## Text of Legislative File 87610

### Fiscal Note

The proposed resolution authorizes the acquisition of a Permanent Easement for Public Storm Water Management and Storm Sewer in the East Mendota-Pheasant Branch Greenway, South High Point Rd Section. The estimated cost of the acquisition of a permanent Stormwater easement is \$350,000. Funding for the easement acquisition is available in the 2025 Stormwater Utility Adopted Capital Budget (Munis #15702). No additional appropriation is required.

### Title

Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)

### Body

**WHEREAS**, the City of Madison is proposing to reconstruct Mineral Point Rd street including storm sewer improvements from the West Beltline Hwy to S High Point Rd and also reconstructing a portion of S. High Point Rd from Mineral Point Road northerly approximately 600 feet to a crossing with the East Mendota Pheasant Branch Greenway (hereinafter the "reconstruction project"); and,

**WHEREAS**, the City of Madison Engineering Division has established Project Number 11131 for the design and administration of the reconstruction project; and,

**WHEREAS**, the City of Madison Common Council adopted RES-16-00733, File ID 44304 on September 20, 2016, authorizing the Mayor and City Clerk to execute an agreement with the State of Wisconsin Department of Transportation for the improvement of Mineral Point Road (USH 12 to High Point Rd); and,

**WHEREAS**, the City of Madison Common Council adopted RES-22-00546, File ID 72667 on August 2, 2022, authorizing the Mayor and City Clerk to execute a revised State/Municipal

Agreement with the State of Wisconsin Department of Transportation for Project I.D. 5992-10-19/20: Mineral Point Road for construction cost sharing; and,

**WHEREAS**, the City of Madison Common Council adopted RES-23-00686, File ID 80350 on November 7, 2023, authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and Mead & Hunt, Inc., for design engineering services for Mineral Point Road from USH 12 to S. High Point Road; and,

**WHEREAS**, the City of Madison Common Council adopted RES-25-00029, File ID 85825 on January 14 2025, amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from the Stormwater Utility Citywide Flood Mitigation Program to the Mineral Point Road project, and authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project; and,

**WHEREAS** the City of Madison Common Council adopted RES-25-00145, File ID 86997 on March 11, 2025, approving roadway geometry for the Mineral Point Road (Commerce Drive to S High Point Road) and S High Point Road (Mineral Point Road to north Greenway Drainage Property); and,

**WHEREAS**, the City of Madison Common Council adopted RES-25-00148, File ID 87244 on March 11, 2025, authorizing the Mayor and City Clerk to execute a revised State/Municipal Agreement with the State of Wisconsin Department of Transportation for Project I.D. 5992-10-19/20: Mineral Point Road for construction cost sharing increasing the possible Federal share of costs; and,

**WHEREAS** the construction project will be installing new storm sewer pipes conveying public storm water as part of the project and discharging to the said East Mendota Pheasant Branch Greenway ("Greenway"). The Greenway currently crosses and conveys public storm water drainage from public storm sewers and surrounding lands, through and across Lot 1, Dane County Certified Survey Map No. 709. The existing Greenway is not currently subject to an existing Permanent Easement for Public Storm Water Management and Storm Sewer; and

**WHEREAS**, the City of Madison Office of Real Estate Services of the Economic Development Division has established a Master File / Project No. 13141 to facilitate and administer the land interest acquisitions required for the Mineral Point Road - USH 12 to Highpoint Rd reconstruction as identified in Relocation Order - Transportation Project Plat Number 5992-10-19 prepared by Mead and Hunt; and,

**WHEREAS**, the Design Study Report (DSR) approval by the WisDOT Southwest Region Project Development Section Local Program Project Manager for the project City of Madison, Mineral Point Road USH 12 to High Point Road is pending final approval; and,

**WHEREAS**, a copy of the Relocation Order - Transportation Project Plat Number Transportation Project Plat Number 5992-10-19 is attached hereto and made part of this resolution; and,

**NOW THEREFORE BE IT RESOLVED**, that the City of Madison, Dane County, Wisconsin, by

its City Common Council and for its Relocation Order hereby resolves as follows:

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 of planned public improvements of the City of Madison, Mineral Point Road - USH 12 to Highpoint Rd reconstruction project.
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 Lands & Interests on the attached Relocation Order Map and such acquisitions are required to allow for the construction of said public 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 construction of planned public improvements associated with Engineering Division Project Number 11131, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd, consisting of the attached Relocation Order Maps in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes. The final approval of this relocation order and subsequent execution of the approval certificates on the Relocation Order Map are hereby contingent upon the Design Study Report (DSR) being approved. The approval certificates on Transportation Project Plat 5992-10-19 shall be executed and the relocation map recorded only upon the satisfaction of this contingency.
4. That the Office of Real Estate Services of the Economic Development Division and the City Attorney are hereby authorized to proceed by negotiation or condemnation under authority of Section 32 and 62.22 of the Wisconsin Statutes to acquire the real estate interests shown on said Relocation Order and any Uneconomic Remnant (Section 32.05(3m) of the Wisconsin Statutes) that may be subsequently determined to exist by the City of Madison. Also, the Office Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental site assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition.
5. That the City of Madison Office of Real Estate Services Division of the Economic Development Division staff shall administer the acquisition of all land interests by Real Estate Master Project No. 13141.
6. That the City of Madison Office of Real Estate Services of the Economic Development Division is hereby authorized to execute the jurisdictional offer, lis pendens, and award of compensation if condemnation proceedings under Section 32 of the Wisconsin Statutes are necessary.
7. That the Mayor and City Clerk are authorized to sign all necessary documents to accomplish the acquisitions.









# City of Madison

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

## Master

**File Number: 88724**

**File ID:** 88724

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** 13152 TID 42 - 2025 Project Plan Amendment

**Final Action:**

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

### Notes:

**Sponsors:** Tag Evers

**Effective Date:**

**Attachments:** TID 42 Legal Description.pdf, 12933 TID 42 2025  
Project Plan Amendment -FINAL 6-5-2025.pdf

**Enactment Number:**

**Author:** Terrell Nash, Real Estate Development Specialist

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/23)						

### Text of Legislative File 88724

#### Fiscal Note

Fiscal note pending.

#### Title

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

#### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax  
Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax  
Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an  
opportunity to express their views on the amendment to the TID Project Plan for TID 42 was

published in the Wisconsin State Journal on June 6 and June 13, 2025, as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 42; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 42; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 42 (Wingra) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 42 (Wingra) is under thirty-five (35%) percent and is expected to remain below 35% at the end of the maximum expenditure period.
7. The boundaries of TID 42 (Wingra) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 42 (Wingra), City of Madison, is hereby adopted as of January 1, 2025, as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Master

File Number: 88724

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## LEGAL DESCRIPTION

Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4 of Section 26, Township 07 North, Range 09 East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

**Beginning** at the northeasterly corner of Lot 1, Block 4, Fiore Plat<sup>1</sup>, also being the southerly right of way of High Street and the westerly right of way of Fish Hatchery Rd; thence westerly along said southerly right of way of High Street, 120.00 feet, more or less, to the intersection with the southerly extension of the westerly line of Lot 5; thence northerly, 60.00 feet, more or less, to the southwesterly corner of Lot 5, Block 2 of said Fiore Plat; thence northerly along the westerly line of Lots 1-5, said Block 2, 275.00 feet, more or less, to the southerly right of way of S. Brooks Street; thence continuing northerly, 66.00 feet, more or less, to the southeasterly corner of Lot 4, Block 1 of said Fiore Plat; thence westerly along the northerly right of way of said Brooks Street, 54.65 feet, more or less, to the southwesterly corner of said Lot 4; thence northeasterly 152.75 feet, more or less, to the northwesterly corner of said Lot 4, also being on the southwesterly line of Lot 1, Block 1 of said Fiore Plat; thence northwesterly along said southwesterly lot line, 110.1 feet, more or less, to the westerly corner of said Lot 1; thence northeasterly along the northwesterly line of said Lot 1, also being the southeasterly line of Lot 9, Block 1, Vogel's Addition to the City of Madison<sup>2</sup>, 73.6 feet, more or less, to the southeast corner of said Lot 9; thence continue northeasterly along said northwesterly line of said Lot 1, 24.0 feet, more or less, to the northeasterly line of a private right of way; thence northwesterly parallel with and 24 feet northeasterly of and perpendicular measure to the northeasterly line of said Vogel's Addition Plat line, and along the northeasterly line of said private right of way, 492.8 feet, more or less, to the northerly corner of said private right of way, also being the southeasterly right of way of Haywood Drive (platted as Ridgewood Avenue); thence northerly, 72.75 feet, more or less, to the southerly corner of Lot 1, Block 2, Back Bay Subdivision<sup>3</sup> and the northerly right of way of said Haywood Drive, also being the southeasterly corner of Lot 6, said Block 2; thence northwesterly along the southwesterly line of Lots 1-5, of said Block 2, 204.3 feet, more or less, to the northwesterly corner of Lot 5, said Block 2, and the southeasterly right of way of Delaplaine Court (platted as Wingra Court); thence northwesterly, 37 feet, more or less, to the southeasterly line of Lot 2, Certified Survey Map No. 11314<sup>4</sup>, and the northwesterly right of way of said Delaplaine Court; thence northeasterly along said northwesterly right of way, 100.0 feet, more or less, to the southeasterly corner of said Lot 2, and the southwesterly right of way of S. Park Street (U.S.H. 151); thence northeasterly 149 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map No. 12999<sup>5</sup> and the northeasterly right of way of S. Park Street (U.S.H. 151); thence easterly along the northerly line of said Lot 1, 92.42 feet, more or less, to the northeasterly corner of said Lot 1, also being the northwest corner of Lot 1, Plat of Addition to West Bay<sup>6</sup>; thence southeasterly along the northeast line of said C.S.M. 12999 and along the northeast line of Lots 6-8, Plat of West Bay<sup>7</sup>, 261.60 feet, more or less, to the easterly corner of Lot 8, said Plat of West Bay; thence southwesterly along the southeasterly line of said Lot 8, 99.4 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly line of S. Park

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<sup>1</sup> Fiore Plat, recorded in Vol. 10 of Plats, page 22, as Doc. No. 649933

<sup>2</sup> Vogel's Addition to the City of Madison, recorded in Vol. 13 of Plats, page 41, as Doc. No. 796988

<sup>3</sup> Back Bay Subdivision, recorded in Vol. 2 of Plats, page 52, as Doc. No. 248744

<sup>4</sup> Certified Survey Map No. 11314, recorded in Vol. 68 of Certified Survey Maps, page 229-232, as Doc. No. 4017355

<sup>5</sup> Certified Survey Map No. 12999, recorded in Vol. 83 of Certified Survey Maps, page 74-78, as Doc. No. 4701287

<sup>6</sup> Plat of Addition to West Bay, recorded in Vol. 4 of Plats, page 17A, as Doc. No. 322235

<sup>7</sup> Plat of West Bay, recorded in Vol. 4 of Plats, Page 16, as Doc. No. 287140

Street (U.S.H. 151), 360.0 feet, more or less, to the northwesterly line of Lot 18, said Plat of West Bay; thence northeasterly along the northwesterly line of said Lot 18, 100.0 feet, more or less, to the northerly corner of said Lot 18; thence southeasterly along the northeasterly line of said Lot 18, 26.6 feet, more or less, to the easterly corner thereof, said point also being on a line 100.0 feet perpendicular measure to and parallel with the easterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along said parallel line, 54.75 feet, more or less, to a point 34 feet, more or less, northeasterly from the easterly corner of Lot 19 of said Plat of West Bay and perpendicular measure to the right of way of said S. Park Street (U.S.H. 151); thence southwesterly, perpendicular to said S. Park Street, 34 feet, more or less, to the southeasterly corner of said Lot 19; thence southwesterly along the southeasterly line of said Lot 19, 65.8 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly right of way of S. Park Street (U.S.H. 151), 388.5 feet, more or less, to the northwest line of the southeast 8 inches of Lot 22, Block 10, South Madison<sup>8</sup>; thence northeasterly along said northwest line, 100.00 feet, more or less to the northeast line of the southwest 120 feet of said Lot 22; thence southeasterly along said northeast line, 8 inches, more or less to the southeast line of said Lot 22; thence northeasterly along said southeast line of Lot 22, 30 feet, more or less to the northeast line of the southwest 150 feet of Lot 21, Block 10, of said South Madison; thence southeasterly along said northeast line, 50.0 feet, more or less to the south line of said Lot 21; thence northeasterly along said south line of Lot 21, 9.75 feet, more or less, to the northeast line of the southwest 159.75 feet of Lot 20, Block 10, South Madison; thence southeasterly along said northeast line, 50.00 feet, more or less, to the northwesterly line of Lot 13, Block 10, Richmond Replat<sup>9</sup>; thence southwesterly along said northwesterly line, 0.58 feet, more or less, to the northeasterly corner of Lot 19, Block 10, South Madison; thence southerly along the westerly line of aforementioned Lot 13, also being the easterly line of Lots 18 and 19, said Block 10, 127 feet, more or less, to the northerly right of way of W. Lakeside Street and the southeast corner of said Lot 18; thence southeasterly, 127.1 feet, more or less, to the northeasterly corner of Lot 15, Block 6, of said South Madison, and the southerly right of way of said W. Lakeside Street and the southwesterly right of way of an alley; thence southeasterly along said southwesterly line, 264.67 feet, more or less, to the northeasterly corner of Lot 10 said Block 6, also being on the westerly line of Lot 8 of said Block 6; thence southerly along said westerly line, 87.85 feet, more or less, to the southwesterly corner of said Lot 8, and the northerly right of way of Emerson Street; thence southeasterly, 116.6 feet, more or less, to the northeasterly corner of Lot 10, Block 3 of said South Madison, and being the southerly right of way of said Emerson Street and being the southwesterly right of way of an alley; thence southeasterly along said southwesterly line of an alley, 191.15 feet, more or less, to the southwesterly corner of the alley and to an easterly corner of Lot 6, of said Block 3; thence easterly along the northeasterly line of said Lot 6, 2.85 feet, more or less, to the northeast corner of Lot 6, said point also being the northwesterly corner of Lot 4 of said Block 3; thence southerly along the westerly line of said Lot 4, 150 feet, more or less, to the southwesterly corner of said Lot 4, and the northerly right of way of W. Olin Avenue (platted as Pond Street); thence southwesterly, 68 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the south right of way of said W. Olin Avenue, and the north line of Woodlawn Addition to South Madison<sup>10</sup>; thence southeasterly along said northeasterly right of way, to the intersection with the northerly right of way of Spruce Street; thence easterly along said northerly right of way of Spruce Street, 143.2 feet, more or less, to the southwesterly corner of Lot 16, Block 1, Woodlawn Addition to South Madison<sup>11</sup>; thence southwesterly, 66.25 feet, more or less, to the

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<sup>8</sup> South Madison, recorded in Vol. A of Plats, page 20, as Doc. No. 180760

<sup>9</sup> Richmond Replat, recorded in Vol. 2 of Plats, page 6A, as Doc. No. 438487

<sup>10</sup> Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816

<sup>11</sup> Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816



intersection of the southerly right of way of said Spruce Street with the easterly line of that parcel of land described in Warranty Deed<sup>12</sup>; thence southerly along said easterly line, 150 feet, more or less, to the southeasterly corner thereof, said point also being on the northerly right of way of an alley; thence southerly, 18 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the southerly line of said alley;

thence southeasterly along the northeasterly right of way of said S. Park Street (U.S.H. 151), 80.96 feet, more or less, to a bend point in said right of way; thence southeasterly along said northeasterly right of way, 106.93 feet, more or less, to northerly right of way of Cedar Street; thence easterly along the northerly line of said Cedar Street, 150.00 feet, more or less, to the southeasterly corner of Lot 26, of said Block 2; thence southerly, 66 feet, more or less, to the southerly right of way of said Cedar Street, also being the intersection of the east line of the westerly 10 feet of Lot 2, Block 6, said Woodlawn Addition to South Madison with said right of way; thence southerly along said east line, 110.00 feet, more or less, to the northeasterly right of way of Beld Street (platted as Oregon Street), said point being on the southwesterly line of said Block 6; thence southeasterly along said northeasterly right of way, 222.6 feet, more or less, to a bend point of said Block 6; thence southeasterly along said northeasterly right of way, 45.2 feet, more or less, to the intersection thereof with the northerly right of way of Pine Street; thence southeasterly along said northeasterly right of way of Beld Street to the northwesterly corner of Lot 1, Block 7, Block Seven Woodlawn<sup>13</sup>; thence southeasterly along said northeasterly right of way, 168.33 feet, more or less, to the northerly right of way of an alley and the southwest corner of Lot 2, Block 7, of said Block Seven Woodlawn; thence easterly along said northerly right of way, 303.05 feet, more or less, to the southeasterly corner of Lot 8, said Block 7, and the northwesterly right of way of Gilson Street (platted as Maple Street); thence northeasterly along said northwesterly right of way to a point 76.08 feet southwesterly of the northeasterly corner of Lot 9, Block 3, Woodlawn Addition to Madison, also being the southeasterly corner of Warranty Deed<sup>14</sup>; thence easterly, 70 feet, more or less, to the southwesterly corner of Lot 6, Block 4, said Woodlawn Addition to South Madison; thence southeasterly along the south line of said Lot 6, 181.75 feet (179.8 feet per Woodlawn Addn to South Madison), more or less, to the southeast corner of said Lot 6; thence southeasterly along the southeasterly extension of the south line of said Lot 6 to a line parallel with and distant 15 feet westerly, measured radially, from the centerline of the main track of the Chicago and Tomah railroad company (now the Union Pacific Railway Company); thence northeasterly, along said parallel line, to the southeasterly extension of the north line of said Lot 6; thence northwesterly along said southeasterly extension to the northeast corner of said Lot 6 said Woodlawn Addition to South Madison, and to the southeast corner of Lot 5, also being the westerly right of way of aforementioned railroad; thence northerly along said westerly right of way, and along a curve to the left, also being the easterly line of Block 4 of said Woodlawn Addition to South Madison, 300.5 feet, more or less, to the southeasterly corner of Block 2, of Maple Court<sup>15</sup>; thence northerly along the easterly line of said Block 2, also being said railroad westerly right of way, 336.5 feet, more or less, to the northeasterly corner of said Block 2, and the south right of way of W. Olin Avenue; thence easterly along said south right of way to a point 100 feet, more or less, westerly of the intersection of the northerly extension of Warranty Deed<sup>16</sup> with the south right of way line of W. Olin Avenue; thence southerly, 496.50 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map 5781<sup>17</sup>; thence easterly along northerly line of said Lot 1, 20.19 feet, more or less, to the northeasterly corner of said Lot 1; thence southerly along the easterly line of said Lot 1, 731.35 feet, more or less, to a southeasterly corner of said C.S.M.; thence westerly along a southerly line of said C.S.M., 37.12 feet, more or less, to an easterly corner of said C.S.M.; thence southerly along an easterly line of said C.S.M. and an easterly line of Lot 2, said Certified Survey Map Number 5781, 308.57 feet, more or less, to the southeasterly corner of Lot 2 of said Certified Survey Map No. 5781; thence westerly along the southerly line of said Lot 2, 452 feet, more or less, to the southwesterly corner of said Lot 2, also being on the easterly right of way of Union Pacific Railroad, also being a point of curvature; thence southwesterly along said easterly right of way, and along a curve to the right, 568.5 feet, more or less, to the northwest corner of Lot 12, Block 2 of Fair View Addition to South Madison<sup>18</sup> and to the easterly right of way of Beld Street; thence southwesterly 76.75 feet, more or less, to the intersection of the southeasterly right of way of Union Pacific Railroad with the westerly right of way of Beld Street as presently located per surplus railroad disposal deed Document No. 1603243; thence southwesterly along the northwesterly line of said disposal deed Document no. 1603243, 259.1 feet, more or less, to the point of intersection with a straight line drawn between the most easterly corners of S Park Street right-of-

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<sup>12</sup> Warranty Deed, recorded in Volume 9230, page 28, as Doc. No. 1984057.

<sup>13</sup> Block Seven Woodlawn, recorded in Vol. 2 of Plats, page 25, as Doc. No. 237891A.

<sup>14</sup> Warranty Deed, Doc. No. 3184391

<sup>15</sup> Maple Court, recorded in Vol. 1 of Plats, page 33, as Doc. No. 213378

<sup>16</sup> Warranty Deed recorded in Volume 246 of Deeds, page 17, Doc. No. 341754a

<sup>17</sup> Certified Survey Map No. 5781, recorded in Vol. 27 of Certified Survey Maps, page 158-159, as Doc. No. 2129172, and corrected by Affidavit of Correction, recorded in Vol. 12837, page 36, as Doc. No. 2141048, and corrected by Affidavit of Correction, recorded in Vol. 12943, page 58, as Doc. No. 2145714.

<sup>18</sup> Fair View Addition to South Madison, recorded in Vol. 4 of Plats, page 7, as Doc. No. 281472A

way acquisition Document Nos. 761131 and 763144 representing the easterly right of way of S. Park Street (U.S.H. 151); thence westerly in a straight line, 167 feet, more or less, to the most easterly corner of that parcel of land described in Trustee Deed<sup>19</sup>, and the northwesterly right of way of Union Pacific Railroad, and to the west right of way of S. Park Street (U.S.H. 151); thence southwesterly along the southeasterly line of said Trustee Deed, and along the northwesterly right of way of said Union Pacific Railroad, 1089.75 feet, more or less, to the southeasterly corner of said Trustee Deed, and to the South line of the Southwest Quarter of Section 26, Township 07 North, Range 09 East; thence westerly along said South line, 206.6 feet, more or less, to the southwesterly corner of said Trustee Deed, also being the east line of Certified Survey Map Number (CSM#) 8380<sup>20</sup>; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M., 218.00 feet, more or less, to a westerly corner of said Trustee Deed; thence northeasterly along the northwesterly line of said Trustee Deed, and the east line of said C.S.M., also being the southeast line of C.S.M.#4420<sup>21</sup>, 732.4 feet (734.8 ft per the platted distance from CSM 4420), more or less, to a westerly corner said Trustee Deed; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M. #4420, 447.6 feet (447.48 ft per the platted distance from CSM 4420), more or less, to the northwest corner of said Trustee Deed, and to the south right of way of Plaenert Drive; thence easterly along said south right of way of Plaenert Drive, 424.0 feet, more or less, to the intersection thereof with the westerly right of way of S. Park Street (U.S.H. 151), also being the northeast corner of said Trustee Deed; thence northerly along the westerly right of way of S. Park Street (U.S.H. 151), 166.0 feet, more or less, to the intersection thereof with the south right of way of Wingra Drive; thence westerly along said south right of way of Wingra Drive, 1019.5 feet, more or less, to the intersection with the southerly extension of the westerly right of way of South Street; thence northerly along said extended west right of way of South Street and along the west right of way of South Street, 294 feet, more or less, to the southeast corner of that parcel described in DEED<sup>22</sup>; thence westerly along southerly line of said parcel and along a line parallel with and 60 feet northerly of and perpendicular measure to the south line of Lot 4, Block 2, Haen Subdivision No. 1<sup>23</sup>, 276.4 feet, more or less, to the southwesterly corner of said DEED and the west line of said Lot 4; thence northerly along the westerly line of said DEED and of said Lot 4, 143.89 feet, more or less, to the northwesterly corner of said Lot 4; thence northwesterly along the southwesterly line of Lot 7, Haen Subdivision No. 1, 131.18 feet (129.65 ft per Haen Subdivision No. 1), more or less, to the western corner of said Lot 7, and to the easterly right of way of Fish Hatchery Road (platted as Fitchburg Street); thence northwesterly, 80.54 feet, more or less, to the southeast corner of Lot 20, Wingra Drive Addition<sup>24</sup>, also being the westerly right of way of Fish Hatchery Road; thence northeasterly and northerly along said westerly right of way of Fish Hatchery Road to the **Point of Beginning**.

**Associated files mentioned in body (include FILE ID):**

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<sup>19</sup> Trustee Deed recorded as Doc. No. 3485185

<sup>20</sup> Certified Survey Map Number 8380, recorded in Vol. 45, pages 234-237, Doc. No. 2805197.

<sup>21</sup> C.S.M.#4420, recorded in Vol. 19, pages 88-89, Doc. No. 1842428

<sup>22</sup> DEED, recorded in Vol. 14527, page 97, Doc. No. 2214469

<sup>23</sup> Haen Subdivision No. 1, recorded in Vol. 23 of Plats, on pages 38-39, Doc. No. 998984

<sup>24</sup> Wingra Drive Addition, recorded in Vol. 12 of Plats, page 27, recorded as Doc. No. 754548

Creation Date – July 3, 2012 Expiration Date – July 3, 2039 Legistar File ID # - 26225 Resolution # - 12-00485  <b>First Amendment</b> <b>Date Adopted: September 1, 2020</b>  <b>Second Amendment</b> <b>Date Adopted: May 18, 2021</b> <b>Legistar # 64795 (RES-21-00380)</b>  <b>Third Amendment</b> <b>Date Adopted: May 4, 2022</b> <b>Legistar #: 70881 (RES-22-00393)</b>	<b>Fourth Amendment</b> Date Adopted: March 7, 2023 Legistar #: 75808 (RES-23-00184)  <b>Fifth Amendment</b> Date Adopted: April 16, 2024 Legistar #82261 (RES-24-00262)
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**Project Plan for**

**TAX INCREMENTAL FINANCE DISTRICT #42**

**(WINGRA)**

**FIRST PROJECT PLAN AMENDMENT**

**City of Madison**

Prepared by:  
Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services

2025

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## TAX INCREMENTAL FINANCE DISTRICT # 42 (WINGRA)

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment are highlighted in green.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment are highlighted in yellow.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Third Amendment (2022) are highlighted in blue.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Fourth Amendment (2023) are highlighted in gray.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Fifth Amendment (2024) are highlighted in teal.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Sixth Amendment (2025) are highlighted in pink.**

### INTENT AND PURPOSE

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #42–(Wingra) as a blighted area TID, for the purposes of:

- 1) Elimination of blighting conditions
- 2) Financing public works improvements
- 3) Stimulating commercial redevelopment and the retention or creation of jobs
- 4) Retention, expansion and attraction of business
- 5) Revitalizing the Wingra Neighborhood as vibrant commercial area in the City of Madison

As part of the Second Project Plan Amendment (2021) to TID #42, the City proposes to provide funding to the Community Development Authority (CDA) of Madison to:

1. To construct a parking structure at the Village on Park to assist with further redevelopment,
2. To aid the Urban League of Greater Madison’s (ULGM) effort to build a Black Business Hub, and;
3. To commence design work for a pilot project to construct owner occupied affordable housing within South Madison.

The City will request the Joint Review Board authorize the use of these funds within the half mile area surrounding TID 42.

As part of the Third Project Plan Amendment (2022) to TID #42, the City proposes to provide funding for the following projects:

1. To the Community Development Authority (CDA) of the City of Madison to fund additional costs associated with the redevelopment of the Village on Park including:
  - a. Stormwater management
  - b. Village on Park (VOP) North Building demolition and reconstruction
  - c. Parking structure
  - d. Public Art
2. Funding for the construction of the Cannonball bike trail

As part of the Fourth Project Plan Amendment (2023) to TID 42, the City proposes to provide funding to the following projects:

1. To the CDA of the City of Madison to fund additional costs associated with the redevelopment of the Village on Park including:
  - a. Stormwater costs
  - b. Parking Structure construction

The Fifth Project Plan Amendment (2024) is put forward to provide additional funding for costs associated with the redevelopment of the Village on Park, specifically:

1. Funding for the parking structure to serve the Village on Park and the Urban League's Black Business Hub.

The Sixth Project Plan Amendment (2025) is put forward to provide additional funding for costs associated with the redevelopment of South Park, specifically:

1. Funding for South Park utilities.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and conceptual recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned, M1, C2, C3, R2, R4, PUDGDP and PUDSIP.

TID 42 is presently zoned a combination of PD, TSS, CCT, TR-C2, TR-V1, TR-C1, TR-U1, TR-C4, and TE.

### Consistency With the City of Madison Comprehensive Plan

The project elements in this amendment Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

<https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607>

Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Policies for Established Neighborhoods on pages 2-16 through 2-37, stipulates goals and objectives that are consistent with the activities planned for the proposed TID #41, including but not limited to the following:

Objective 11: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.

Objective 23: Promote the assessment, clean up and reuse of polluted ("brownfield") sites.

Objective 29: Provide a range of affordable, quality housing choices in all neighborhoods to meet the needs of households of different sizes, lifestyles, incomes and tastes.

Objective 35: Maintain and enhance economically viable business centers as a source of local employment, a focal point for neighborhood activities and a centralized convenience shopping and service center for area residents.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.



Also in Volume II, Chapter 2, pages 2-48 through 2-55:

Objective 54: Primary entry routes into the City and to important destinations within the City should provide a welcoming and attractive gateway to the community.

Objective 59: Identify sites within the City and its planned urban expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 65: Transform, over time, existing conventional suburban-style commercial developments into more compact, mixed-use, pedestrian, bicycle and transit-oriented destinations that have a greater variety of activities including retail, office, entertainment, civic, open space and residential uses.

Volume II, Chapter 5, Page 5-9 through 5-11 of the Comprehensive Plan, entitled "Economic Development, The Plan: Goals, Objectives, Policies and Implementation Recommendations" stipulate goals and objectives that are consistent with the activities planned for the proposed TID #42, including but not limited to the following:

Objective 7: Support Madison's diversified economic base by providing adequate land and infrastructure to make locations in the City attractive to business.

Objective 9: Redevelop appropriate underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 10: Enhance neighborhood commerce and retail capacity, especially in older neighborhoods.

### Consistency With TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended on March 31, 2009 and on February 25, 2014. The Project Plan conforms to the following TIF Policy objectives Goals, as adopted by the Common Council on the February 25, 2014 TIF Goals, Objectives, and Process:

#### Section 1: TIF Goals

- A) Growing the property tax base
- B) Fostering the creation and retention of family supporting jobs
- C) Encouraging the adaptive re-use of obsolete or deteriorating property
- D) Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan
- F) Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income
- G) Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.

#### Goal 1: Support Economic Development

(1) **Job Creation in High-Need Areas.** Job creation in "high-need" areas located within blighted area TIDs that demonstrate a significant and substantial combination of the following economic factors:

- i. Deteriorating or obsolete building stock;
- iii. Commercial and / or industrial vacancy

(2) **Job Creation through New Business Development.** New business development in high-need areas or industrial TIDs to create living wage jobs.

(3) **Job Creation through Attraction, Retention, Expansion of Existing Business.** Attraction, retention or expansion of existing business in high-need areas or industrial TIDs that create and retain jobs with a preference.

## Goal 2: Support Neighborhood Revitalization, Including Downtown

(1) **High-Need TIDs.** Improved conditions in blighted area TIDs in "high need" areas that demonstrate a **significant and substantial** combination of the following examples of physical deterioration:

- (a) Deteriorating or obsolete building stock
- (b) Stagnation or decline in property values
- (c) High density or overcrowding
- (d) Existence of conditions which endanger life or property by fire or other causes
- (e) Any combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety or welfare.
- (f) Land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise substantially impairs or arrests the sound growth of the community.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

### Public Works Improvements (See Detailed Estimate on Page 6)

<b>Storm Sewer Repair</b>					\$434,000
<b>New Street Construction</b>					
Extension of South Street from Midland to Park				\$1,910,000	
Extension of Cedar Street from South Street to Park Street				<u>\$1,360,000</u>	
Subtotal New Streets					\$3,270,000
<b>Street Repair, Rehabilitation</b>					
Street Repair includes resurfacing, reconstruction or other such repairs.					\$3,302,000
<b>Bike Paths</b>					
Resurface Wingra Creek Bike Path					\$19,000
Bike / Ped improvements					\$20,000
Cannonball Bike Path construction					\$1,000,000
<b>Streetscape</b>					\$450,000
<b>Utilities</b>					<b>\$1,416,000</b>
<b>Subtotal Public Works Improvements</b>	<b>\$7,475,000</b>	<b>\$7,495,000</b>	<b>\$8,495,000</b>	<b>\$9,911,000</b>	

### Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

In 2021, as part of the Second Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Parking Structure (and associated costs such as stormwater, site work, etc.)	\$9,100,000
Urban League of Greater Madison Black Business Hub (Remediation, geo-tech, asbestos abatement, pre-development costs)	\$800,000
Owner Occupied Affordable Housing	\$200,000
Demo Village on Park North Building and Construct New Parking Lot	<u>\$1,100,000</u>
Subtotal	<b>\$11,200,000</b>

The City will request the Joint Review Board authorize the use of these funds within the half mile area surrounding TID 42.

In 2022, as part of the Third Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Stormwater	\$2,400,000
Village on Park Parking Structure Cost Overrun	\$1,400,000
Village on Park North Building demolition and rebuild	\$1,000,000
Village on Park Public Art <sup>1</sup>	\$200,000
Subtotal	\$5,000,000

In 2023, as part of the Fourth Project Plan Amendment to TID 42, the City proposes provide funding to the CDA for the following purposes:

Village on Park Stormwater	\$1,400,000
Village on Park Parking Structure Cost Overrun	\$1,400,000
Subtotal	\$2,800,000

In 2024, as part of the Fifth Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Parking Structure Cost Overrun	\$1,600,000
Subtotal	\$1,600,000

CDA Revitalization Activities Estimated Cost: \$11,200,000 \$16,200,000 \$19,000,000 \$20,600,000

## **Economic Development Assistance**

### **Economic Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, including those affordable housing projects that conform to land use density recommendations of the Wingra Plan and TIF Policy, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost \$5,000,000

### **Land Acquisition and Environmental Remediation Reserve**

The City intends to purchase additional property as part of the implementation of the South Madison Plan. As the cost acquisition cost is yet undetermined and some properties may have environmental remediation costs, the Project Plan is reserving \$4M to pay for these eventual costs. It is anticipated that the City may borrow for either all or a portion of this cost and use donated tax increment from TIDs 36 and 39. Approximately \$4M of the \$7M of donated tax increment from these aforementioned TIDs will only be utilized if these expenditures are incurred prior to the creation of a new South Madison TID that includes the acquired properties.

Cost: \$4,000,000

### **Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels. Currently, the City of Madison intends to purchase the Truman-Olson Army Reserve Center property to stimulate further development within the District.

<sup>1</sup> As required by City Ordinances concerning construction of City structures.

Estimated Cost:

\$1,385,000

The City of Madison will acquire multiple properties as a part of this First Project Plan Amendment. It intends to acquire several properties associated with the reconstruction and extension of Cedar St as a part of the Truman Olson redevelopment project. The City will also begin land-banking activities in the South Madison area in and adjacent to TID 42. The City intends to request the Joint Review Board approve expenditures within a half mile of TID 42 at the same time as it requests approval of this First Project Plan Amendment. These land-banking activities are intended to provide the City and community with opportunities to shape redevelopment as it moves down South Park Street. \$2,000,000 of funds are provided for land acquisition with this First Project Plan Amendment (2020).

As part of the 2021 Project Plan Amendment, the City of Madison intends to continue property acquisition in the South Madison area. The 2021 project plan amendment provides an additional \$680,000 of funding to continue land acquisition within South Madison.

As part of the 2022 Project Plan Amendment, the City of Madison intends to continue property acquisition in South Madison. The 2022 Project Plan Amendment provides an additional \$500,000 of funding to continue land acquisition in South Madison.

Estimated Cost: \$1,385,000 \$3,385,000

Estimated Cost: \$4,065,000 \$4,565,000

### Home Ownership Program

The City of Madison will fund a homeownership program through the Urban League of Greater Madison (ULGM). The goal of this program will be to increase homeownership rates among Black families and individuals in South Madison. This program is further described in ULGM Home Ownership Program Appendix.

Estimated Cost: \$200,000

### Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #42, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: \$300,000 \$715,000 \$1,215,000

**Total Cost:** \$17,626,000 \$42,475,000 \$44,075,000 \$45,491,000

### Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay \$13,658,000 of the \$16,575,000 of estimated project costs and an estimated \$4,096,000 financing cost (\$3,927,000 [original project cost financing] + \$169,000 [2020 First Project Plan Amendment financing]). The First Project Plan Amendment to TID 42 anticipates \$1,700,000 of donated incremental revenue from TID 39 to flow into TID 42, which will require \$0 finance costs for these expenditures, as all funds from TID 39 are incremental revenue (i.e. TIF cash). TID 42 will pay for the additional \$715,000 of expenditures through capital borrowing.

### 2021 Project Plan Amendment:

As part of the 2021 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by \$12,100,000 in the TID 42 Project Plan. This \$12,100,000 of additional project costs includes \$9,100,000 of borrowing, and \$3,000,000 of donated incremental revenue from TID 39. City Staff estimate that if the City of Madison borrows \$9,100,000 of funds, this will require an additional \$2,500,000 of financing costs. This additional \$2,500,000 of financing costs will raise the total financing costs of the TID 42 project plan to \$6,596,000 as shown in the chart below.

#### **2022 Project Plan Amendment:**

As part of the 2022 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by \$11,000,000 in the TID 42 Project Plan. This \$11,000,000 of additional project costs may be paid for by \$3,000,000 of donated incremental revenue from TID 39, and \$4,000,000 of donated incremental revenue from TID 36 and approximately \$4,000,000 of capital borrowing. Because \$7,000,000 of the \$11,000,000 of expenditures are funded through donated incremental revenue, TID 42 will incur less financing costs on capital borrowing, estimated at \$576,000.

#### **2023 Project Plan Amendment:**

As part of the 2023 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by \$2,800,000 in the TID 42 Project Plan. This \$2,800,000 of additional project costs will be paid for by \$2,800,000 of donated incremental revenue from TID 36. Because all \$2,800,000 of additional expenditures are funded through donated incremental revenue, TID 42 will not incur any additional financing costs.

#### **2024 Project Plan Amendment:**

As part of the 2024 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by \$1,600,000 in the TID 42 Project Plan. This \$1,600,000 of additional project costs will be paid for by \$1,600,000 of donated incremental revenue from TID 44. Because all \$1,600,000 of additional expenditures are funded through donated incremental revenue, TID 42 will not incur any additional financing costs.

#### **2025 Project Plan Amendment:**

As part of the 2025 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by \$1,416,000 in the TID 42 Project Plan. This \$1,416,000 of additional project costs will be paid for through borrowed funds backed by increment from TID 42.

## **DETAILED ESTIMATE OF TIMING AND PROJECT COSTS**

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

PROJECT	DESCRIPTION	TOTAL COST	ASSESSED	TIF COST	TIMING
<b><u>Storm Water Improvements</u></b>					
Storm Sewer Replacement	165' replace and re-size culverts crossing Park St north and south of old RR tracks	\$58,000	\$0	\$58,000	2012-24
Storm Sewer Replacement	1265' replace failing corrugated metal arch pipe from Wingra Creek South through Thorstads to old RR track	\$285,000	\$0	\$285,000	2012-24
Storm Water Treatment Devices	1 <sup>st</sup> installation prior to discharge to Wingra	\$25,000	\$0	\$25,000	2012-24

	Creekof above arch pipe, 2 <sup>nd</sup> one undistributed likely on Park Street				
Storm Water Cleaning	Clean/regrade 950' RR drainage ditch along RR tracks (w/ RR permission)	\$66,000	\$0	\$66,000	2012-24
<b>SUBTOTAL – Storm Water</b>		<b>\$434,000</b>	<b>\$0</b>	<b>\$434,000</b>	<b>2012-24</b>
<b><u>New Street Construction</u></b>					
Cedar Street Extension	New street from South Street to Park Street	\$1,360,000	\$130,000	\$1,230,000	2013-15
South Street Extension	New street from Midland to Park St	\$1,910,000	\$40,000	\$1,870,000	2013-15
Subtotal New Streets		\$3,270,000	\$170,000	\$3,100,000	2013-15
<b><u>Street Rehab / Reconstruct</u></b>					
Park Street	Joint repair 2200' Delaplaine to Olin	\$910,000	\$0	\$910,000	2012-20
Park Street	Reconstruction 2500' Olin to RR tracks	\$700,000	\$70,000	\$630,000	2012-20
Fish Hatchery Rd	Resurface Park St. to 300' north of Wingra Drive	\$376,000	\$38,000	\$339,000	2012-20
Wingra Drive	Resurface 1400' South St to Beld St	\$201,000	\$20,000	\$181,000	2012-20
South Street	Resurface 1600' Midland to Wingra	\$184,000	\$18,000	\$166,000	2012-20
High Street	Reconstruct 1050' from Fish Hatchery to south end	\$368,000	\$92,000	\$276,000	2012-20
Midland Street	Resurface 550' from Fish Hatchery to Park St	\$43,000	\$4,000	\$39,000	2012-20
Garden Street	Reconstruct 385' from Midland to south end	\$135,000	\$34,000	\$101,000	2012-20
Appleton Rd	Resurface 300' from Fish Hatchery to South St	\$34,000	\$3,000	\$31,000	2012-20
Beld Street	Resurface 1400' from Park St to railroad	\$181,000	\$18,000	\$163,000	2012-20
Gilson Street	Resurface 1100' from Beld to Cedar St	\$126,000	\$13,000	\$113,000	2012-20
Lowell Street Alley	Reconstruct 180' from Emerson south	\$22,000	\$11,000	\$11,000	2012-20
Lowell Street Alley	Reconstruct 180' from Lakeside south	\$22,000	\$11,000	\$11,000	2012-20
<b>SUBTOTAL - Street Resurface / Reconstruct</b>		<b>\$3,302,000</b>	<b>\$332,000</b>	<b>\$2,297,000</b>	
<b><u>Bike Paths, Pedestrian Accommodations, Traffic Calming</u></b>					
Wingra Creek Bike Path	Refurface 550'	\$19,000	\$0	\$19,000	2013-15
Streetscape		\$450,000	\$0	\$450,000	2013-20
<b>Subtotal Bike Paths, Pedestrian</b>		<b>\$469,000</b>		<b>\$469,000</b>	
<b><u>Economic Development Assistance</u></b>					
Development Loans		\$5,000,000	\$0	\$5,000,000	2012-22



Land Acquisition – Truman Olson		\$1,385,000	\$0	\$1,385,000	2013
<b>Subtotal Economic Development</b>		<b>\$6,385,000</b>	<b>\$0</b>	<b>\$6,385,000</b>	
<b>Administrative and Professional</b>		<b>\$300,000</b>	<b>\$0</b>	<b>\$300,000</b>	2012-34
<b>TOTAL PROJECT COSTS</b>		<b>\$14,160,000</b>	<b>\$ 502,000</b>	<b>\$13,658,000</b>	

<b>2020 Project Plan Amendment</b>					
Land Acquisition		\$2,000,000	\$0	\$2,000,000	2020-34
Home Ownership Program		\$200,000	\$0	\$200,000	2020-34
Organizational, Administrative, and Professional		\$215,000	\$0	\$215,000	2020-34
<b>Total 2020 Project Plan Amendment Costs</b>		<b>\$2,415,000</b>	<b>\$0</b>	<b>\$2,415,000</b>	<b>2020-34</b>
<b>Total Project Costs TID 42 (Original Project Plan and 2020 Amendment)</b>		<b>\$16,575,000</b>	<b>\$502,000</b>	<b>\$16,073,000</b>	<b>2020-34</b>
<b>Finance Costs*</b>		<b>\$3,927,000</b>		<b>\$3,927,000</b>	
		<b>\$4,096,000</b>	<b>\$0</b>	<b>\$4,096,000</b>	<b>2020-34</b>

<b>2021 Project Plan Amendment Additional Project Costs</b>		<b>TOTAL COST</b>	<b>ASSESSED</b>	<b>TIF COST</b>	<b>TIMING</b>
Bike / Ped improvements		\$20,000	\$0	\$20,000	2021-34
Donation to CDA					
Village on Park Parking Structure		\$9,100,000	\$0	\$9,100,000	2021-34
Estimated Environmental Remediation / Geo-Tech / Pre-Development for ULGM Black Business Hub		\$800,000	\$0	\$800,000	2021-34
Owner Occupied Affordable Housing		\$200,000	\$0	\$200,000	2021-34
Demo Village on Park North Building and Construct New Parking Lot		\$1,100,000	\$0	\$1,100,000	2021-34
Land Acquisition		\$680,000	\$0	\$680,000	2020-34
Organizational, Administrative, and Professional		\$200,000	\$0	\$200,000	2021-34
<b>Total 2021 Project Plan Amendment Costs</b>		<b>\$12,100,000</b>	<b>\$0</b>	<b>\$12,100,000</b>	<b>2020-34</b>
<b>Total Project Costs TID 42 (Original Project Plan and 2020 Amendment)</b>		<b>\$28,675,000</b>	<b>\$502,000</b>	<b>\$28,173,000</b>	<b>2020-34</b>



<b>2022 Project Plan Amendment Additional Project Costs</b>		<b>TOTAL COST</b>	<b>ASSESSED</b>	<b>TIF COST</b>	<b>TIMING</b>
Cannonball Bike Path Construction		\$1,000,000	\$0	\$1,000,000	2022-28
Donation to CDA					
Village on Park Stormwater		\$2,400,000	\$0	\$2,400,000	2022-28
Village on Park Parking Structure Cost Overruns		\$1,400,000	\$0	\$1,400,000	2022-28
Village on Park North Building Demolition and Rebuild		\$1,000,000	\$0	\$1,000,000	2022-28
Village on Park Public Art		\$200,000	\$0	\$200,000	2022-28
<b>Subtotal CDA Costs</b>		<b>\$5,000,000</b>	<b>\$0</b>	<b>\$5,000,000</b>	<b>2022-28</b>
Land Acquisition		\$500,000	\$0	\$500,000	2022-28
Land Acquisition - Environmental Remediation Reserve		\$4,000,000	\$0	\$4,000,000 <sup>2</sup>	2022-28
Organizational, Administrative, and Professional		\$500,000	\$0	\$500,000	2022-28
<b>Subtotal – 2022 Project Plan Amendment</b>		<b>\$11,000,000</b>		<b>\$11,000,000</b>	
<b>Total Project Costs TID 42 (Original Project Plan and 2020, 2021, and 2022 Amendments)</b>		<b>\$39,675,000</b>	<b>\$502,000</b>	<b>\$39,173,000</b>	<b>2022-28</b>
<b>2023 Project Plan Amendment Additional Project Costs</b>		<b>TOTAL COST</b>	<b>ASSESSED</b>	<b>TIF COST</b>	<b>TIMING</b>
Donation to CDA					
Village on Park Stormwater		\$1,400,000	\$0	\$1,400,000	2023-28
Village on Park Parking Structure Cost Overruns		\$1,400,000	\$0	\$1,400,000	2023-28
<b>Total – 2023 Project Plan Amendment</b>		<b>\$2,800,000</b>	<b>\$0</b>	<b>\$2,800,000</b>	<b>2023-28</b>
<b>Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, and 2023 Amendments)</b>		<b>\$42,475,000</b>	<b>\$502,000</b>	<b>\$41,973,000</b>	<b>2022-28</b>

<sup>2</sup> NOTE: The Land Acquisition – Environmental Remediation Reserve Funds will only be spent if these costs are incurred prior to the creation of a new South Madison TID.

2024 Project Plan Amendment Additional Project Costs		TOTAL COST	ASSESSED	TIF COST	TIMING
Donation to CDA					
Village on Park Parking Structure Cost Overruns		\$1,600,000	\$0	\$1,600,000	2024-28
Total – 2024 Project Plan Amendment		\$1,600,000	\$0	\$1,600,000	2024-28
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, 2023, and 2024 Amendments)		\$44,075,000	\$502,000	\$43,573,000	2024-28

2025 Project Plan Amendment Additional Project Costs		TOTAL COST	ASSESSED	TIF COST	TIMING
South Park St Utilities		\$1,416,000	\$0	\$1,416,000	2024-28
Total – 2025 Project Plan Amendment		\$1,416,000	\$0	\$1,416,000	2024-28
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, 2023, 2024, and 2025 Amendments)		\$45,491,000	\$502,000	\$44,989,000	2025-29
		\$3,927,000		\$3,927,000	
		\$4,096,000		\$4,096,000	
		\$6,596,000		\$6,596,000	
Finance Costs*			\$0		2020-34
Finance Costs**		\$7,172,000	\$	\$7,172,000	2022-23

\*NOTE: Finance Costs in the 2021 Project Plan Amendment reflect the cost to borrow \$9,100,000 in TID 42. The remaining \$3,000,000 of additional expenditures in 2021 are paid for with donated excess incremental revenue from TID 39.

NOTE: \*\*There will be finance costs on approximately \$4,000,000 of general obligation borrowing in the 2022. Assuming the proposed borrowing of \$4,000,000 occurs, it will incur an additional \$576,000 of borrowing costs. This will result in an estimated financing cost total of \$7,172,000.

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.



Estimated Incremental Value: \$19,000,000

**Area F:** The 11 acre (479,160 SF) former Thorstad Chevrolet lot. Using a FAR of .75, staff estimates the site could facilitate construction of 359,370 SF of mixed uses.

Estimated Timing: 2022 construction

Estimated Incremental Value: \$37,937,000



**Area G:** The 719,000 SF (16.5 AC) of assembled parcels owned by Dean Clinic for a potential 150,000 SF facility that has been suggested for construction in approximately 15 years, although Dean Clinic has made no definitive plans or estimates. Staff has provided a rough estimate herein, using conservative timing and value assumptions.

Estimated Timing: 2025 construction, 2027 completion  
Estimated Incremental Value: \$37,750,000

**Total Estimated Value of All TIF Generators: \$137,259,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be ~~\$263,216,000~~ ~~217,622,000~~ **\$169,000,000**. ~~This value is projected to produce incremental revenues sufficient to support the project costs stated above.~~ This incremental value, along with the donated incremental revenue from TID 36 and 39, is projected to produce sufficient funds to support the project costs outlined above.

~~As of January 1, 2020, TID 42 has an estimated incremental value of \$28M. This value is generating approximately \$700,000 of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, that the TID would recover all of its outstanding debt and close in approximately three years.~~

However, the City is facing the dissolution of the Town of Madison in 2022, generally located in the South Madison area. The City intends to invest in this historically overlooked and underinvested part of the City. To do this, the City will propose to donate excess TID cash from TID 39 to TID 42 (Wingra) beginning in 2020. As a part of this process, the City is proposing this amendment to the TID 42 Project Plan. The donation of excess TID cash from TID 39 to TID 42 will allow the City to begin investing in and around TID 42, which is located in South Madison but does not include Town of Madison parcels. As a part of this investment into South Madison, the City will request that the Joint Review Board authorize the use of the so called, "Half Mile Rule" to allow funds from TID 42 to be invested within a half mile of TID 42.

Additionally, the City reserves the right to propose future project plan amendments to TID 42. Future project plan amendments may include the donation of additional future excess incremental revenue from TID 42 to a new South Madison TID.

As of January 1, 2021, TID 42 has an estimated incremental value of \$57M. This value is generating approximately \$1.4M of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, that the TID would recover all of its outstanding debt and close in approximately two years.

The City faces the dissolution of the Town of Madison in 2022, generally located in the South Madison area, south of / adjacent to TID 42. The City continues to invest in this area. To do this, the City is proposing to invest \$12.1M of TIF funds through two separate methods as part of the 2021 Project Plan Amendment:

- TID 42 - Borrow \$9.1M through TID 42 to invest in South Madison, as outlined in this 2021 Project Plan Amendment, and;
- TID 39 (and TID 42) – Donate \$3M of excess incremental revenue from TID 39 to TID 42 to invest in South Madison, as outlined in this 2021 Project Plan Amendment.

As part of the 2021 Project Plan Amendment, the City of Madison will again request the Joint Review Board to authorize the use of the so called "Half Mile Rule" to allow funds from TID 42 to be invested within a half mile of TID 42.

As of January 1, 2022, TID 42 has an estimated incremental value of \$71M. This value is generating approximately \$1.6M of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately three (3) years.

The City will see the Town of Madison dissolve on Oct 31, 2022, much of which is located south of / adjacent to TID 42. The City continues to fund projects in this area, proposing to invest through two separate donations as part of the 2022 Project Plan Amendment:

- TID 39 – Donate \$3M of excess incremental revenue from TID 39 to TID 42 to invest in South Madison, as outlined in the 2022 Project Plan Amendment.
- TID 36 - Donate \$4M of excess incremental revenue from TID 36 to TID 42 to invest in South Madison, as outlined in the 2022 Project Plan Amendment.

As of January 1, 2022, TID 42 has an estimated incremental value of \$117,000,000. This value is generating approximately \$2,700,000 of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately two (2) years.

On Oct 31, 2022, the Town of Madison dissolved, much of which is located south of / adjacent to TID 42. The City continues to fund projects in this area, proposing to invest through one additional donation as part of the 2023 Project Plan Amendment:

- TID 36 - Donate \$2,800,000 of excess incremental revenue from TID 36 to TID 42 to invest in South Madison, as outlined in the 2023 Project Plan Amendment.

As of January 1, 2024, TID 42 has an estimated incremental value of \$151,806,800. This value is generating approximately \$3,000,000 of incremental revenue annually. While the value of the TID has grown substantially, the City's overall mill rate declined in both 2023 and 2024, reducing the amount of incremental revenue that the new value generated. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately two years.

Project expenditures will be contingent upon development actually occurring or committed to occur, and upon donated incremental revenue from TID 39 and TID 36. Since the majority of the project cost is financed with either long-term debt or donated incremental revenue from TID 39 or TID 36, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

~~Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately \$47,089,000. The present value of the total incremental revenues that are anticipated to be generated is \$14,280,000.~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life (i.e. the total of tax increments generated through the TID expiration in 2039) of the TID should total approximately \$26,000,000. The present value of these total tax incremental revenues that are anticipated to be generated in approximately \$14,000,000.~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life (i.e. the total of tax increments generated through the TID expiration in 2039) of the TID should total approximately \$29,000,000. The present value of these total tax incremental revenues that are anticipated to be generated in approximately \$14,000,000.~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life of the TID (i.e. the total tax increments generated through the TID expiration in 2039) should total approximately \$44,000,000. The present value of these total tax incremental revenues that are anticipated to be generated is approximately \$26,000,000.~~

Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life of the TID (i.e. the total tax increments generated through the TID expiration period in 2039) should total approximately \$41,000,000. The net present value of these total tax incremental revenues that are anticipated to be generated is approximately \$28,000,000.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #42 may, therefore, be less than the amount shown in the Project Plan.

#### Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is ~~\$3,927,000 \$4,096,000~~ **\$6,596,000**. The revised finance costs in the 2020 Project Plan Amendment reflect that the majority of expenditures in this amendment will be paid for through donated incremental revenue from TID 39.

The 2021 Project Plan Amendment includes an additional \$2.5M of borrowing costs associated with the \$9.1M of borrowing proposed in this Project Plan Amendment.

The 2022 Project Plan Amendment includes approximately \$576,000 of additional borrowing costs. All additional project plan expenditures in the 2022 Project Plan Amendment are funded through donated incremental revenue from TID 36 and TID 39.

The 2023 and 2024 Project Plan Amendments do not include any additional borrowing costs. All additional project plan expenditures in the 2023 Project Plan Amendment are funded through donated incremental revenues from TID 36.

The 2024 Project Plan Amendment is funded through donated incremental revenues from TID 44.

The 2025 Project Plan Amendment is funded through borrowed funds backed by increment from TID 42.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The project elements in this amendment Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

<https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607>

The City of Madison Comprehensive Plan outlines land use and design guidelines specific to the Wingra area. In particular, the plan notes a preference for "community mixed use" (CMU), "medium density residential" (MDR), and "Low density residential" (LDR), as noted in the following excerpts from Volume II, Chapter 2, pages 2-79 through 2-89 of the Comprehensive Plan:

### Low Density Residential (LDR)

- Low Density Residential districts are characterized by relatively low densities and a predominance of single-family and two-unit housing types. Some Low Density Residential areas, particularly in the older neighborhoods, may include many "house-like" structures that were built as, or that have been converted to multi-unit dwellings. Smaller two, three and four unit apartment buildings may be compatible with the Low Density Residential designation at locations specified in an adopted neighborhood or special area plan, but large apartment buildings or apartment complexes are not.
- In general, Low Density Residential areas should be protected from encroachments of higher density or higher intensity uses than presently exist in the neighborhood and future conversions of housing in older mixed-housing type neighborhoods from single family to multi-unit should be discouraged. Infill or redevelopment projects should be compatible with established neighborhood character and be consistent with an adopted neighborhood or special area plan.

### Housing Types in Low Density Residential Districts

- Single-family detached houses on individual lots.
- Townhouses or row houses.
- Duplexes and two-flat buildings.
- Three-flat buildings (stacked units in a three-story buildings similar in character to the single-family buildings in the area.)
- Apartment buildings (multi-unit dwellings with units accessed via shared entrances and hallways) compatible with neighborhood character.) Generally limited to no more than four-unit buildings if interlaced with other housing types. Small-scale apartment complexes may include buildings with more than four units.

- Accessory dwelling units.

#### Other Uses within the District

- Parks and recreational facilities.
- Community gardens.
- Elementary schools.
- Day care centers.
- Small civic facilities, such as libraries or community centers.
- Places of assembly and worship, if at a scale compatible with other existing or planned development in the area.

#### Commercial uses

- Neighborhood serving retail and service uses, especially in mixed-use buildings.
- Small offices, especially in mixed-use buildings.

### **Medium Density Residential (MDR)**

Medium Density Residential districts are locations recommended primarily for relatively dense multi-family housing types, such as larger apartment buildings and apartment complexes. The Medium Density designation is also applied to portions of some established neighborhoods that are composed primarily of “house-like” residential buildings, although there may also be a scattering of apartment buildings. In these areas, the medium-density designation reflects the large number of houses that were originally built as multi-unit, duplex, two-flat, or three-flat structures, or have subsequently been converted to contain several dwelling units.

#### Net Density Range

An average of 16 to 40 dwelling units per net acre for the Medium Density Residential area as a whole. Most developments within the area should fall within or below this range, although small areas of higher density development may be included, either due to the historical development pattern or based on a specific recommendation in an adopted neighborhood or special area plan.

#### Location and Design Characteristics

Medium Density Residential areas typically are relatively compact areas within a larger neighborhood and generally should be located around and near more intensively developed areas, such as Mixed-Use, General Commercial, or Employment districts in order to provide convenient access to these activity centers for the greatest number of residents.

#### Types in Medium Density Residential Districts

- Single-family detached houses on individual lots.
- Townhouses or row houses.
- Duplexes and two-flat buildings.
- Three-flat buildings (stacked units in a three-story building similar in character to the single family buildings in the area.)
- Apartment buildings (multi-unit dwellings with units accessed via shared entrances and hallways) with no specific size limitation if compatible in scale and character with other neighborhood buildings.
- Accessory dwelling units.
- Live-work units if consistent with the recommendations of an adopted neighborhood or special area plan.

#### Other Uses within the District

- Parks and recreational facilities.
- Community gardens.
- Elementary schools.
- Day care centers.
- Small civic facilities, such as libraries or community centers.
- Places of assembly and worship, if at a scale compatible with other existing or planned development in the area.

#### Commercial uses

- Neighborhood—serving retail and service uses, especially in mixed-use buildings
- Offices, especially in mixed-use buildings.

### **Community Mixed-Use (CMU)**

- Buildings more than one story in height, with maximum building height compatible with the size of the district, surrounding structures and land uses. Specific height standards may be recommended in an adopted neighborhood or special area plan.
- Pedestrian friendly design amenities, such as decorative paving and lighting along sidewalks and paths, plazas, benches, landscaping. Whenever possible, Community Mixed Use districts should be designed to incorporate some of the Transit Oriented Development standards outlined in the Comprehensive Plan.

### **Recommended Land Uses**

- Commercial buildings, employment, retail and service uses serving both adjacent neighborhoods and wider community markets. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses.
- Housing types generally similar to Medium Density Residential districts, provided the building scale is appropriate to the district and the adjacent neighborhood.
- Mixed-use buildings.
- Non-commercial residential support uses similar to Medium Density Residential districts.

### **Recommended Development Intensity**

- Generally, buildings should be at least two stories in height. Specific height standards should be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood.
- The maximum development intensity (floor area ratio) for commercial uses should be established in a detailed neighborhood or special area plan.
- No fixed limits on the gross square footage of commercial buildings or establishments, but the types and sizes of commercial uses appropriate in the district may be defined in an adopted neighborhood or special area plan.
- Net residential densities within a Community Mixed-Use district generally should not exceed 60 dwelling units per acre, but a neighborhood or special area plan may recommend small areas within the district for a higher maximum density if the development is compatible with the scale and character of the neighborhood.

### Wingra Market Study and Conceptual Redevelopment Plan Summary Report

The Wingra Market Study and Conceptual Redevelopment Plan Summary Report (“Wingra Report”), adopted by the Common Council in March 2006, identifies opportunities for the Wingra area, bounded by Wingra Creek, Fish Hatchery Road and South Park Street. The following excerpts from the Wingra Report identify more specifically the opportunities and recommendations (Section IV, Pages 12-13):

- There is market potential for 30,000 to 50,000 square feet of additional commercial space in the project area.
- The major opportunities for urban reinvestment and job creation are in health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin. There is the potential to expand facilities for such uses by 400,000 to 600,000 square feet.
- Dean Health System’s long-range expansion plans at this site are unknown at this time. However, Dean would like to reserve sufficient area for potential expansion for up to 150,000 square feet of additional clinic space and associated parking for up to 1,000 vehicles.

- The former Dean / Morningstar Dairy site would be a suitable site for mid-rise residential development or a specialized lodging / conferencing facility of high quality urban design character and architecture. The buildings are currently vacant. Any new building at this site should be a “flat iron” building corresponding to the geometry of the site. A flat iron building will maximize the unique triangular shape of the site.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #42 have been developed from and predicated on the Comprehensive Plan for the City of Madison, as adopted by the Common Council. These adopted plans include a land use schedule that indicates a preference for commercial uses in the area designated as TID #42 (See TID #42 Map - Proposed Land Uses).

### Potential Areas for Development

The Potential Areas for Development are identified on the map in the section entitled Summary of Total Project Costs and Economic Feasibility. They lie generally within an area bounded by South Park Street, Fish Hatchery Road, and Wingra Creek, with one additional area for development located south of Wingra Creek along South Park Street.

### Annual Value Increment Estimates

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan’s economic expectations new development projects, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life. It is the City’s practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the District depends upon variables that are unpredictable at this time. The estimated \$19 million Wingra Clinic project is anticipated to be completed in 2014. The remaining development projects in Areas A-G are as yet undefined but are estimated to create an additional \$118,259,000 of value by 2027 at the latest. The total value increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately \$263,216,000. This growth is estimated to generate approximately \$47,089,000 of tax increment over the life of the district.

Since the adoption of the original TID 42 project plan, development has begun to move down South Park St and through the areas in and adjacent to TID 42. The former Dean / Morningstar Dairy has redeveloped into a mix of clinic / office building and market rate housing. The City has also been in the process of redeveloping the former Truman Olson site located at 1402 South Park St, which will be a mix of affordable housing, structured parking, and ground floor grocery store.

The estimated percentage of territory in the TID devoted to retail business is below 35%.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City’s acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION



Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4 of Section 26, Township 07 North, Range 09 East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

**Beginning** at the northeasterly corner of Lot 1, Block 4, Fiore Plat<sup>3</sup>, also being the southerly right of way of High Street and the westerly right of way of Fish Hatchery Rd; thence westerly along said southerly right of way of High Street, 120.00 feet, more or less, to the intersection with the southerly extension of the westerly line of Lot 5; thence northerly, 60.00 feet, more or less, to the southwesterly corner of Lot 5, Block 2 of said Fiore Plat; thence northerly along the westerly line of Lots 1-5, said Block 2, 275.00 feet, more or less, to the southerly right of way of S. Brooks Street; thence continuing northerly, 66.00 feet, more or less, to the southeasterly corner of Lot 4, Block 1 of said Fiore Plat; thence westerly along the northerly right of way of said Brooks Street, 54.65 feet, more or less, to the southwesterly corner of said Lot 4; thence northeasterly 152.75 feet, more or less, to the northwesterly corner of said Lot 4, also being on the southwesterly line of Lot 1, Block 1 of said Fiore Plat; thence northwesterly along said southwesterly lot line, 110.1 feet, more or less, to the westerly corner of said Lot 1; thence northeasterly along the northwesterly line of said Lot 1, also being the southeasterly line of Lot 9, Block 1, Vogel's Addition to the City of Madison<sup>4</sup>, 73.6 feet, more or less, to the southeast corner of said Lot 9; thence continue northeasterly along said northwesterly line of said Lot 1, 24.0 feet, more or less, to the northeasterly line of a private right of way; thence northwesterly parallel with and 24 feet northeasterly of and perpendicular measure to the northeasterly line of said Vogel's Addition Plat line, and along the northeasterly line of said private right of way, 492.8 feet, more or less, to the northerly corner of said private right of way, also being the southeasterly right of way of Haywood Drive (platted as Ridgewood Avenue); thence northerly, 72.75 feet, more or less, to the southerly corner of Lot 1, Block 2, Back Bay Subdivision<sup>5</sup> and the northerly right of way of said Haywood Drive, also being the southeasterly corner of Lot 6, said Block 2; thence northwesterly along the southwesterly line of Lots 1-5, of said Block 2, 204.3 feet, more or less, to the northwesterly corner of Lot 5, said Block 2, and the southeasterly right of way of Delaplaine Court (platted as Wingra Court); thence northwesterly, 37 feet, more or less, to the southeasterly line of Lot 2, Certified Survey Map No. 11314<sup>6</sup>, and the northwesterly right of way of said Delaplaine Court; thence northeasterly along said northwesterly right of way, 100.0 feet, more or less, to the southeasterly corner of said Lot 2, and the southwesterly right of way of S. Park Street (U.S.H. 151); thence northeasterly 149 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map No. 12999<sup>7</sup> and the northeasterly right of way of S. Park Street (U.S.H. 151); thence easterly along the northerly line of said Lot 1, 92.42 feet, more or less, to the northeasterly corner of said Lot 1, also being the northwest corner of Lot 1, Plat of Addition to West Bay<sup>8</sup>; thence southeasterly along the northeast line of said C.S.M. 12999 and along the northeast line of Lots 6-8, Plat of West Bay<sup>9</sup>, 261.60 feet, more or less, to the easterly corner of Lot 8, said Plat of West Bay; thence southwesterly along the southeasterly line of said Lot 8, 99.4 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly line of S. Park Street (U.S.H. 151), 360.0 feet, more or less, to the northwesterly line of Lot 18, said Plat of West Bay; thence

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<sup>3</sup> Fiore Plat, recorded in Vol. 10 of Plats, page 22, as Doc. No. 649933

<sup>4</sup> Vogel's Addition to the City of Madison, recorded in Vol. 13 of Plats, page 41, as Doc. No. 796988

<sup>5</sup> Back Bay Subdivision, recorded in Vol. 2 of Plats, page 52, as Doc. No. 248744

<sup>6</sup> Certified Survey Map No. 11314, recorded in Vol. 68 of Certified Survey Maps, page 229-232, as Doc. No. 4017355

<sup>7</sup> Certified Survey Map No. 12999, recorded in Vol. 83 of Certified Survey Maps, page 74-78, as Doc. No. 4701287

<sup>8</sup> Plat of Addition to West Bay, recorded in Vol. 4 of Plats, page 17A, as Doc. No. 322235

<sup>9</sup> Plat of West Bay, recorded in Vol. 4 of Plats, Page 16, as Doc. No. 287140

northeasterly along the northwesterly line of said Lot 18, 100.0 feet, more or less, to the northerly corner of said Lot 18; thence southeasterly along the northeasterly line of said Lot 18, 26.6 feet, more or less, to the easterly corner thereof, said point also being on a line 100.0 feet perpendicular measure to and parallel with the easterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along said parallel line, 54.75 feet, more or less, to a point 34 feet, more or less, northeasterly from the easterly corner of Lot 19 of said Plat of West Bay and perpendicular measure to the right of way of said S. Park Street (U.S.H. 151); thence southwesterly, perpendicular to said S. Park Street, 34 feet, more or less, to the southeasterly corner of said Lot 19; thence southwesterly along the southeasterly line of said Lot 19, 65.8 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly right of way of S. Park Street (U.S.H. 151), 388.5 feet, more or less, to the northwest line of the southeast 8 inches of Lot 22, Block 10, South Madison<sup>10</sup>; thence northeasterly along said northwest line, 100.00 feet, more or less to the northeast line of the southwest 120 feet of said Lot 22; thence southeasterly along said northeast line, 8 inches, more or less to the southeast line of said Lot 22; thence northeasterly along said southeast line of Lot 22, 30 feet, more or less to the northeast line of the southwest 150 feet of Lot 21, Block 10, of said South Madison; thence southeasterly along said northeast line, 50.0 feet, more or less to the south line of said Lot 21; thence northeasterly along said south line of Lot 21, 9.75 feet, more or less, to the northeast line of the southwest 159.75 feet of Lot 20, Block 10, South Madison; thence southeasterly along said northeast line, 50.00 feet, more or less, to the northwesterly line of Lot 13, Block 10, Richmond Replat<sup>11</sup>; thence southwesterly along said northwesterly line, 0.58 feet, more or less, to the northeasterly corner of Lot 19, Block 10, South Madison; thence southerly along the westerly line of aforementioned Lot 13, also being the easterly line of Lots 18 and 19, said Block 10, 127 feet, more or less, to the northerly right of way of W. Lakeside Street and the southeast corner of said Lot 18; thence southeasterly, 127.1 feet, more or less, to the northeasterly corner of Lot 15, Block 6, of said South Madison, and the southerly right of way of said W. Lakeside Street and the southwesterly right of way of an alley; thence southeasterly along said southwesterly line, 264.67 feet, more or less, to the northeasterly corner of Lot 10 said Block 6, also being on the westerly line of Lot 8 of said Block 6; thence southerly along said westerly line, 87.85 feet, more or less, to the southwesterly corner of said Lot 8, and the northerly right of way of Emerson Street; thence southeasterly, 116.6 feet, more or less, to the northeasterly corner of Lot 10, Block 3 of said South Madison, and being the southerly right of way of said Emerson Street and being the southwesterly right of way of an alley; thence southeasterly along said southwesterly line of an alley, 191.15 feet, more or less, to the southwesterly corner of the alley and to an easterly corner of Lot 6, of said Block 3; thence easterly along the northeasterly line of said Lot 6, 2.85 feet, more or less, to the northeast corner of Lot 6, said point also being the northwesterly corner of Lot 4 of said Block 3; thence southerly along the westerly line of said Lot 4, 150 feet, more or less, to the southwesterly corner of said Lot 4, and the northerly right of way of W. Olin Avenue (platted as Pond Street); thence southwesterly, 68 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the south right of way of said W. Olin Avenue, and the north line of Woodlawn Addition to South Madison<sup>12</sup>; thence southeasterly along said northeasterly right of way, to the intersection with the northerly right of way of Spruce Street; thence easterly along said northerly right of way of Spruce Street, 143.2 feet, more or less, to the southwesterly corner of

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<sup>10</sup> South Madison, recorded in Vol. A of Plats, page 20, as Doc. No. 180760

<sup>11</sup> Richmond Replat, recorded in Vol. 2 of Plats, page 6A, as Doc. No. 438487

<sup>12</sup> Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816

Lot 16, Block 1, Woodlawn Addition to South Madison<sup>13</sup>; thence southwesterly, 66.25 feet, more or less, to the intersection of the southerly right of way of said Spruce Street with the easterly line of that parcel of land described in Warranty Deed<sup>14</sup>; thence southerly along said easterly line, 150 feet, more or less, to the southeasterly corner thereof, said point also being on the northerly right of way of an alley; thence southerly, 18 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the southerly line of said alley; thence southeasterly along the northeasterly right of way of said S. Park Street (U.S.H. 151), 80.96 feet, more or less, to a bend point in said right of way; thence southeasterly along said northeasterly right of way, 106.93 feet, more or less, to northerly right of way of Cedar Street; thence easterly along the northerly line of said Cedar Street, 150.00 feet, more or less, to the southeasterly corner of Lot 26, of said Block 2; thence southerly, 66 feet, more or less, to the southerly right of way of said Cedar Street, also being the intersection of the east line of the westerly 10 feet of Lot 2, Block 6, said Woodlawn Addition to South Madison with said right of way; thence southerly along said east line, 110.00 feet, more or less, to the northeasterly right of way of Beld Street (platted as Oregon Street), said point being on the southwesterly line of said Block 6; thence southeasterly along said northeasterly right of way, 222.6 feet, more or less, to a bend point of said Block 6; thence southeasterly along said northeasterly right of way, 45.2 feet, more or less, to the intersection thereof with the northerly right of way of Pine Street; thence southeasterly along said northeasterly right of way of Beld Street to the northwesterly corner of Lot 1, Block 7, Block Seven Woodlawn<sup>15</sup>; thence southeasterly along said northeasterly right of way, 168.33 feet, more or less, to the northerly right of way of an alley and the southwest corner of Lot 2, Block 7, of said Block Seven Woodlawn; thence easterly along said northerly right of way, 303.05 feet, more or less, to the southeasterly corner of Lot 8, said Block 7, and the northwesterly right of way of Gilson Street (platted as Maple Street); thence northeasterly along said northwesterly right of way to a point 76.08 feet southwesterly of the northeasterly corner of Lot 9, Block 3, Woodlawn Addition to Madison, also being the southeasterly corner of Warranty Deed<sup>16</sup>; thence easterly, 70 feet, more or less, to the southwesterly corner of Lot 6, Block 4, said Woodlawn Addition to South Madison; thence southeasterly along the south line of said Lot 6, 181.75 feet (179.8 feet per Woodlawn Addn to South Madison), more or less, to the southeast corner of said Lot 6; thence southeasterly along the southeasterly extension of the south line of said Lot 6 to a line parallel with and distant 15 feet westerly, measured radially, from the centerline of the main track of the Chicago and Tomah railroad company (now the Union Pacific Railway Company); thence northeasterly, along said parallel line, to the southeasterly extension of the north line of said Lot 6; thence northwesterly along said southeasterly extension to the northeast corner of said Lot 6 said Woodlawn Addition to South Madison, and to the southeast corner of Lot 5, also being the westerly right of way of aforementioned railroad; thence northerly along said westerly right of way, and along a curve to the left, also being the easterly line of Block 4 of said Woodlawn Addition to South Madison, 300.5 feet, more or less, to the southeasterly corner of Block 2, of Maple Court<sup>17</sup>; thence northerly along the easterly line of said Block 2, also being said railroad westerly right of way, 336.5 feet, more or less, to the northeasterly corner of said Block 2, and the south right of way of W. Olin Avenue; thence easterly along said south right of way to a point 100 feet, more or less, westerly of the intersection of the northerly extension of Warranty Deed<sup>18</sup> with the south right

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<sup>13</sup> Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816

<sup>14</sup> Warranty Deed, recorded in Volume 9230, page 28, as Doc. No. 1984057.

<sup>15</sup> Block Seven Woodlawn, recorded in Vol. 2 of Plats, page 25, as Doc. No. 237891A.

<sup>16</sup> Warranty Deed, Doc. No. 3184391

<sup>17</sup> Maple Court, recorded in Vol. 1 of Plats, page 33, as Doc. No. 213378

<sup>18</sup> Warranty Deed recorded in Volume 246 of Deeds, page 17, Doc. No. 341754a

of way line of W. Olin Avenue; thence southerly, 496.50 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map 5781<sup>19</sup>; thence easterly along northerly line of said Lot 1, 20.19 feet, more or less, to the northeasterly corner of said Lot 1; thence southerly along the easterly line of said Lot 1, 731.35 feet, more or less, to a southeasterly corner of said C.S.M.; thence westerly along a southerly line of said C.S.M., 37.12 feet, more or less, to an easterly corner of said C.S.M.; thence southerly along an easterly line of said C.S.M. and an easterly line of Lot 2, said Certified Survey Map Number 5781, 308.57 feet, more or less, to the southeasterly corner of Lot 2 of said Certified Survey Map No. 5781; thence westerly along the southerly line of said Lot 2, 452 feet, more or less, to the southwesterly corner of said Lot 2, also being on the easterly right of way of Union Pacific Railroad, also being a point of curvature; thence southwesterly along said easterly right of way, and along a curve to the right, 568.5 feet, more or less, to the northwest corner of Lot 12, Block 2 of Fair View Addition to South Madison<sup>20</sup> and to the easterly right of way of Beld Street; thence southwesterly 76.75 feet, more or less, to the intersection of the southeasterly right of way of Union Pacific Railroad with the westerly right of way of Beld Street as presently located per surplus railroad disposal deed Document No. 1603243; thence southwesterly along the northwesterly line of said disposal deed Document no. 1603243, 259.1 feet, more or less, to the point of intersection with a straight line drawn between the most easterly corners of S Park Street right-of-way acquisition Document Nos. 761131 and 763144 representing the easterly right of way of S. Park Street (U.S.H. 151); thence westerly in a straight line, 167 feet, more or less, to the most easterly corner of that parcel of land described in Trustee Deed<sup>21</sup>, and the northwesterly right of way of Union Pacific Railroad, and to the west right of way of S. Park Street (U.S.H. 151); thence southwesterly along the southeasterly line of said Trustee Deed, and along the northwesterly right of way of said Union Pacific Railroad, 1089.75 feet, more or less, to the southeasterly corner of said Trustee Deed, and to the South line of the Southwest Quarter of Section 26, Township 07 North, Range 09 East; thence westerly along said South line, 206.6 feet, more or less, to the southwesterly corner of said Trustee Deed, also being the east line of Certified Survey Map Number (CSM#) 8380<sup>22</sup>; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M., 218.00 feet, more or less, to a westerly corner of said Trustee Deed; thence northeasterly along the northwesterly line of said Trustee Deed, and the east line of said C.S.M., also being the southeast line of C.S.M.#4420<sup>23</sup>, 732.4 feet (734.8 ft per the platted distance from CSM 4420), more or less, to a westerly corner said Trustee Deed; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M. #4420, 447.6 feet (447.48 ft per the platted distance from CSM 4420), more or less, to the northwest corner of said Trustee Deed, and to the south right of way of Plaenert Drive; thence easterly along said south right of way of Plaenert Drive, 424.0 feet, more or less, to the intersection thereof with the westerly right of way of S. Park Street (U.S.H. 151), also being the northeast corner of said Trustee Deed; thence northerly along the westerly right of way of S. Park Street (U.S.H. 151), 166.0 feet, more or less, to the intersection thereof with the south right of way of Wingra Drive; thence westerly along said south right of way of Wingra Drive, 1019.5 feet, more or less, to the intersection with the southerly extension of the westerly right of way of South Street; thence northerly along said extended west right of way of South Street and along the

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<sup>19</sup> Certified Survey Map No. 5781, recorded in Vol. 27 of Certified Survey Maps, page 158-159, as Doc. No. 2129172, and corrected by Affidavit of Correction, recorded in Vol. 12837, page 36, as Doc. No. 2141048, and corrected by Affidavit of Correction, recorded in Vol. 12943, page 58, as Doc. No. 2145714.

<sup>20</sup> Fair View Addition to South Madison, recorded in Vol. 4 of Plats, page 7, as Doc. No. 281472A

<sup>21</sup> Trustee Deed recorded as Doc. No. 3485185

<sup>22</sup> Certified Survey Map Number 8380, recorded in Vol. 45, pages 234-237, Doc. No. 2805197.

<sup>23</sup> C.S.M.#4420, recorded in Vol. 19, pages 88-89, Doc. No. 1842428

west right of way of South Street, 294 feet, more or less, to the southeast corner of that parcel described in DEED<sup>24</sup>; thence westerly along southerly line of said parcel and along a line parallel with and 60 feet northerly of and perpendicular measure to the south line of Lot 4, Block 2, Haen Subdivision No. 1<sup>25</sup>, 276.4 feet, more or less, to the southwesterly corner of said DEED and the west line of said Lot 4; thence northerly along the westerly line of said DEED and of said Lot 4, 143.89 feet, more or less, to the northwesterly corner of said Lot 4; thence northwesterly along the southwesterly line of Lot 7, Haen Subdivision No. 1, 131.18 feet (129.65 ft per Haen Subdivision No. 1), more or less, to the western corner of said Lot 7, and to the easterly right of way of Fish Hatchery Road (platted as Fitchburg Street); thence northwesterly, 80.54 feet, more or less, to the southeast corner of Lot 20, Wingra Drive Addition<sup>26</sup>, also being the westerly right of way of Fish Hatchery Road; thence northeasterly and northerly along said westerly right of way of Fish Hatchery Road to the **Point of Beginning**.

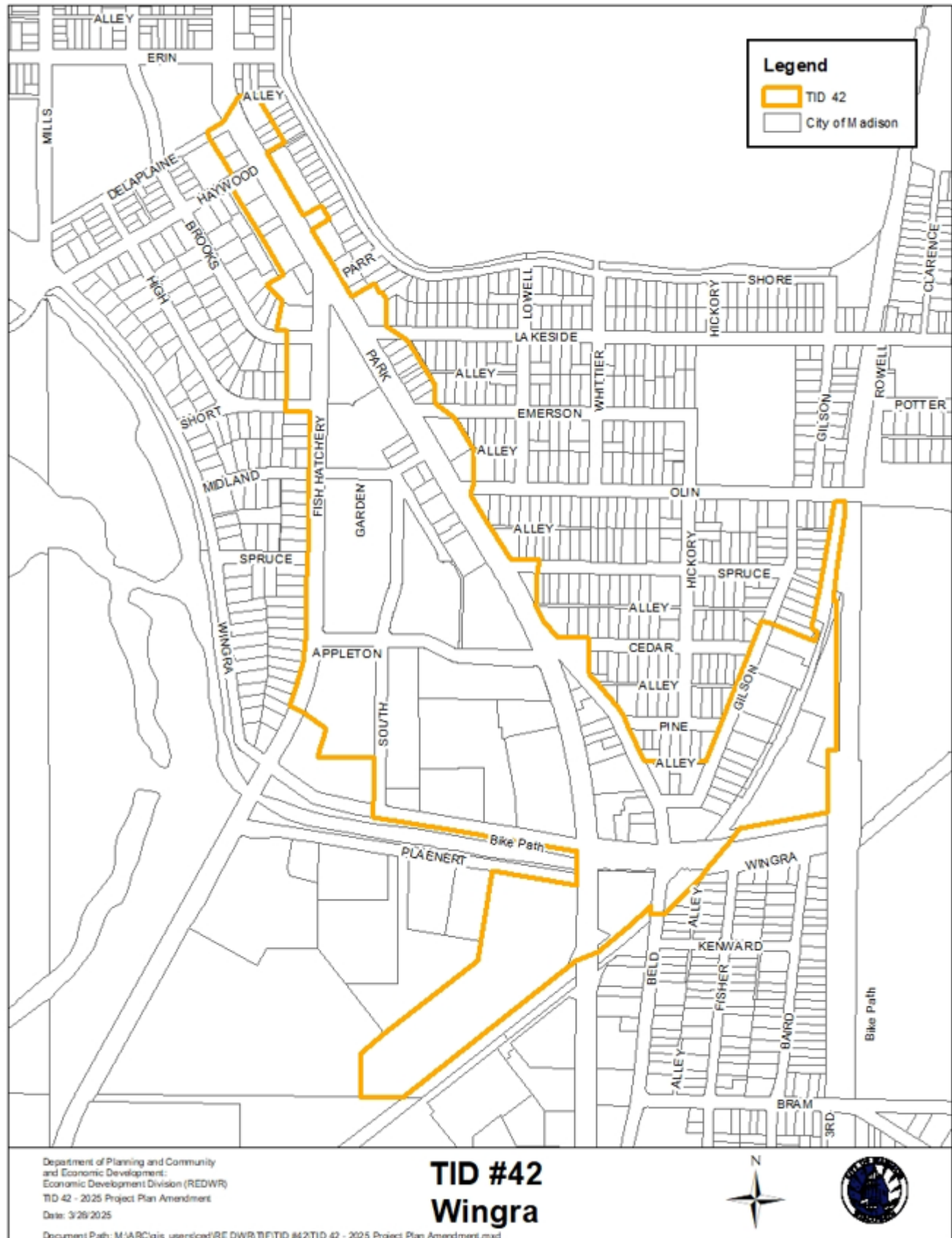
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<sup>24</sup> DEED, recorded in Vol. 14527, page 97, Doc. No. 2214469

<sup>25</sup> Haen Subdivision No. 1, recorded in Vol. 23 of Plats, on pages 38-39, Doc. No. 998984

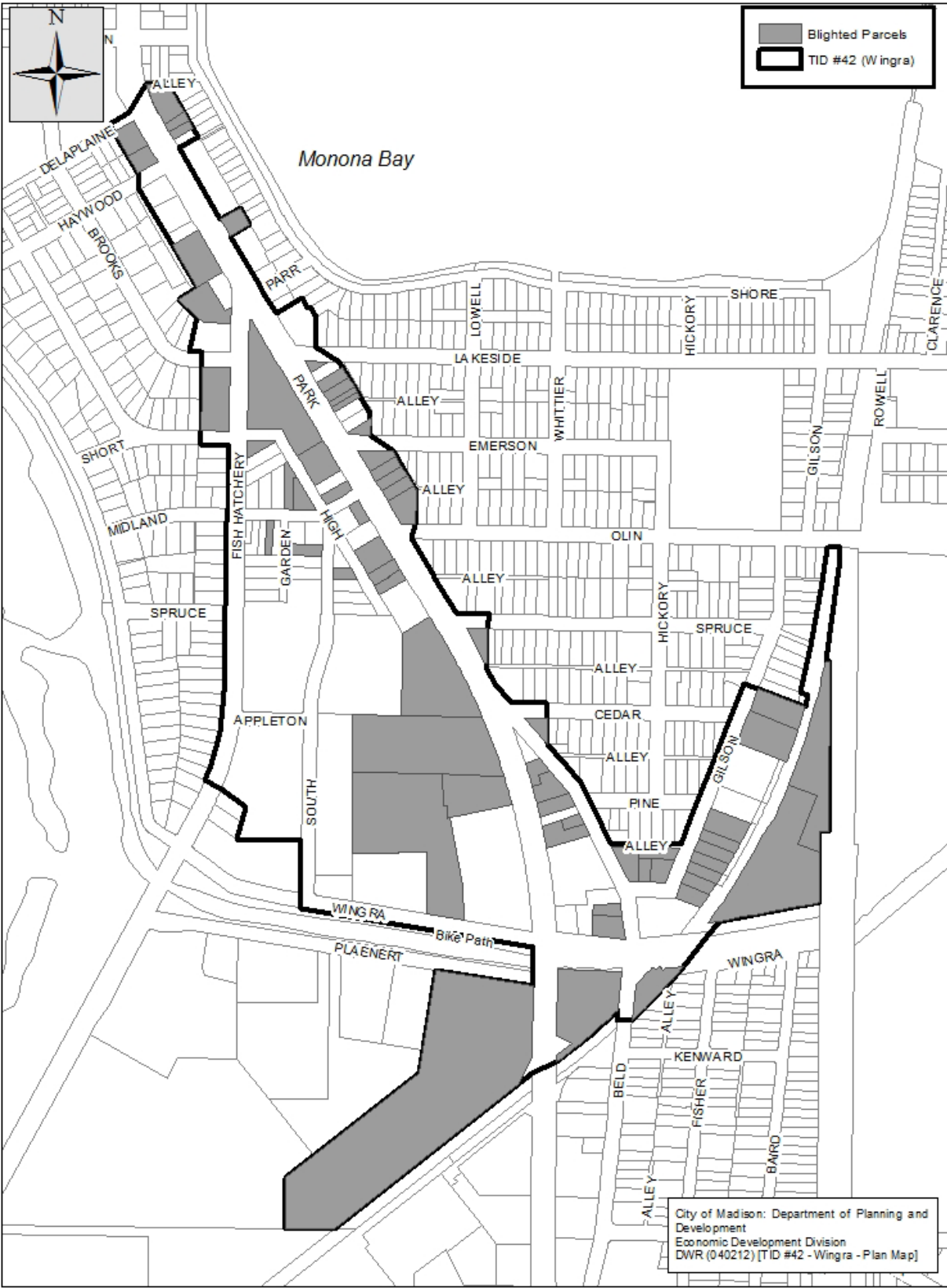
<sup>26</sup> Wingra Drive Addition, recorded in Vol. 12 of Plats, page 27, recorded as Doc. No. 754548

## District Boundary

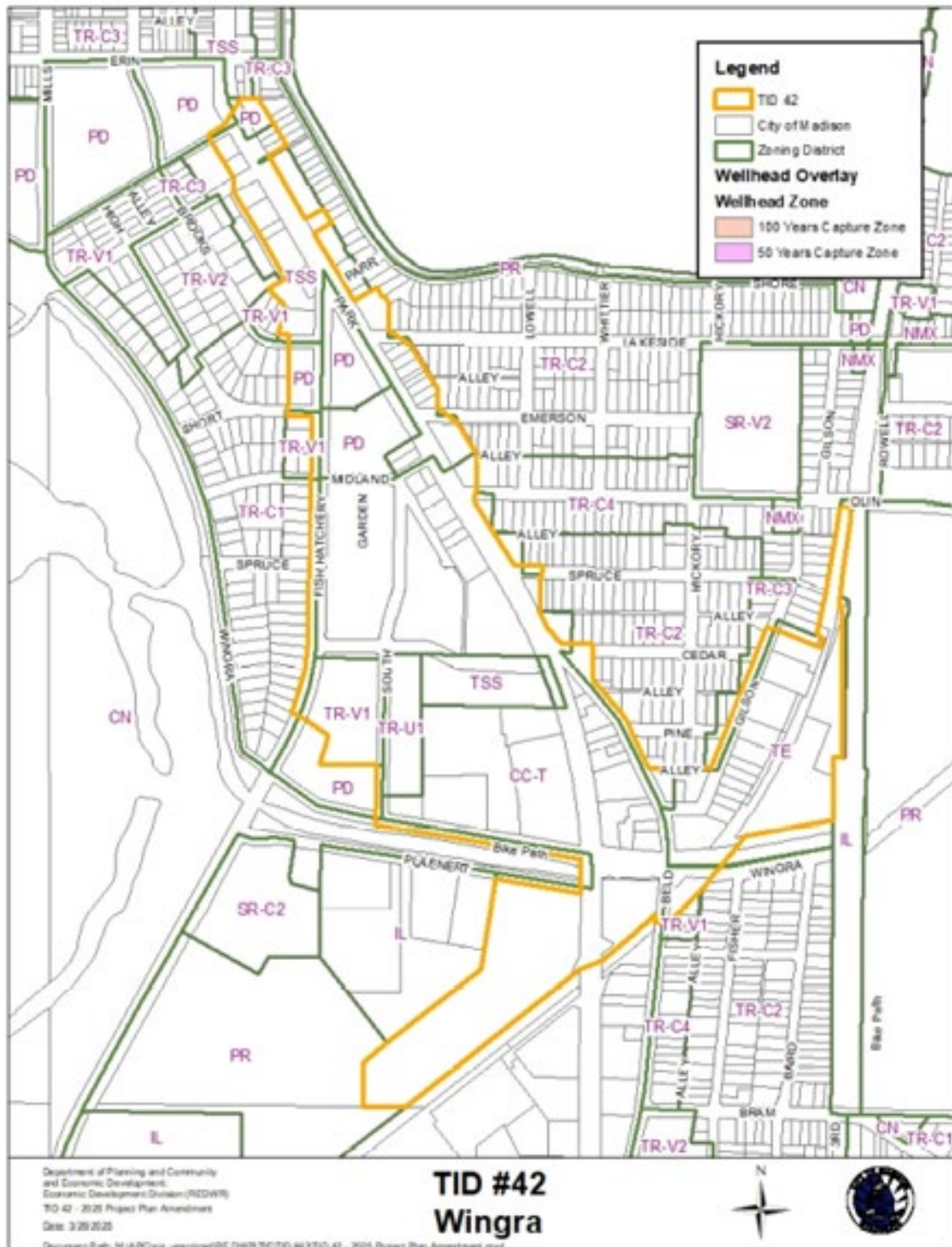




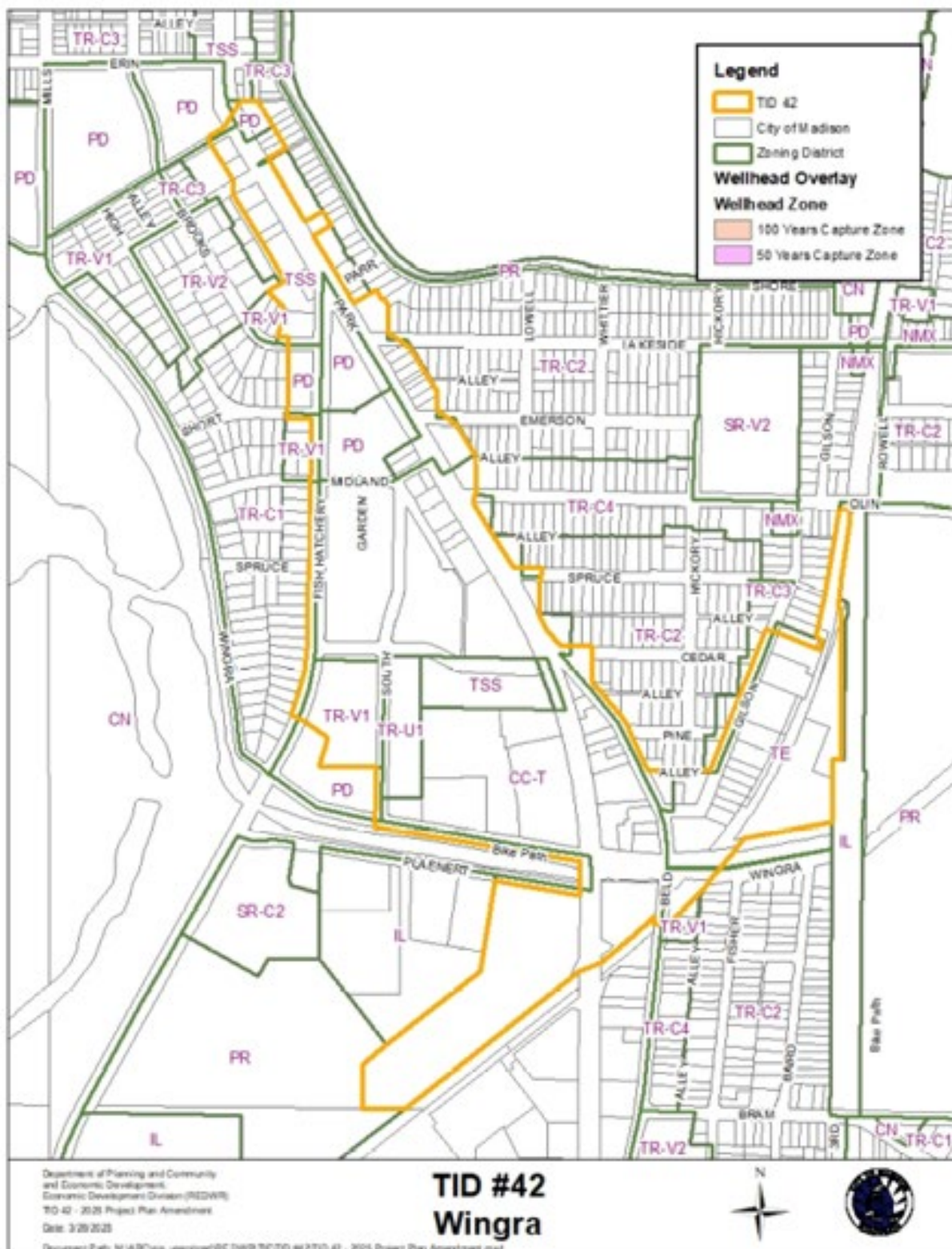
Existing Conditions (Blight Map)



## Existing Zoning

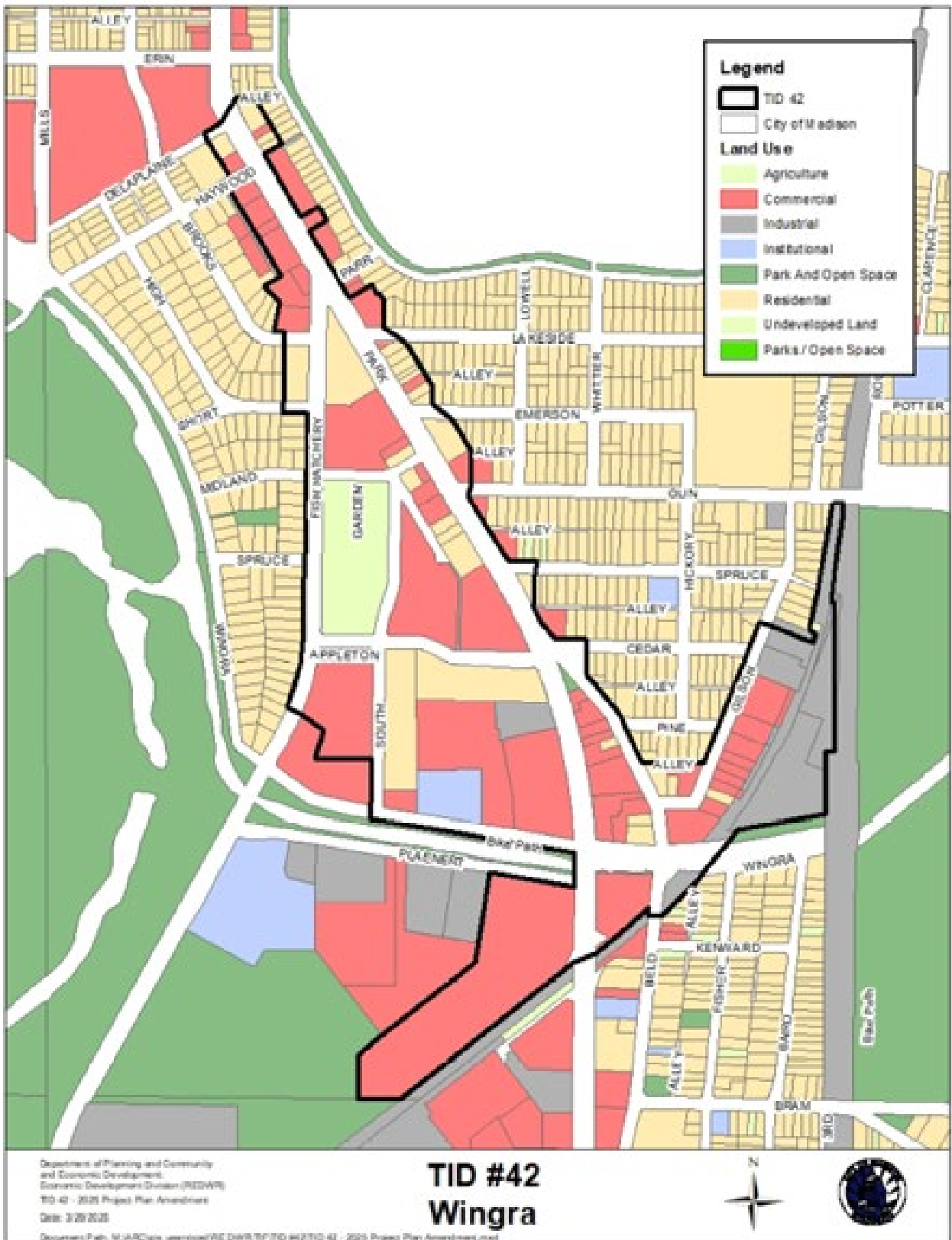


## Proposed Zoning

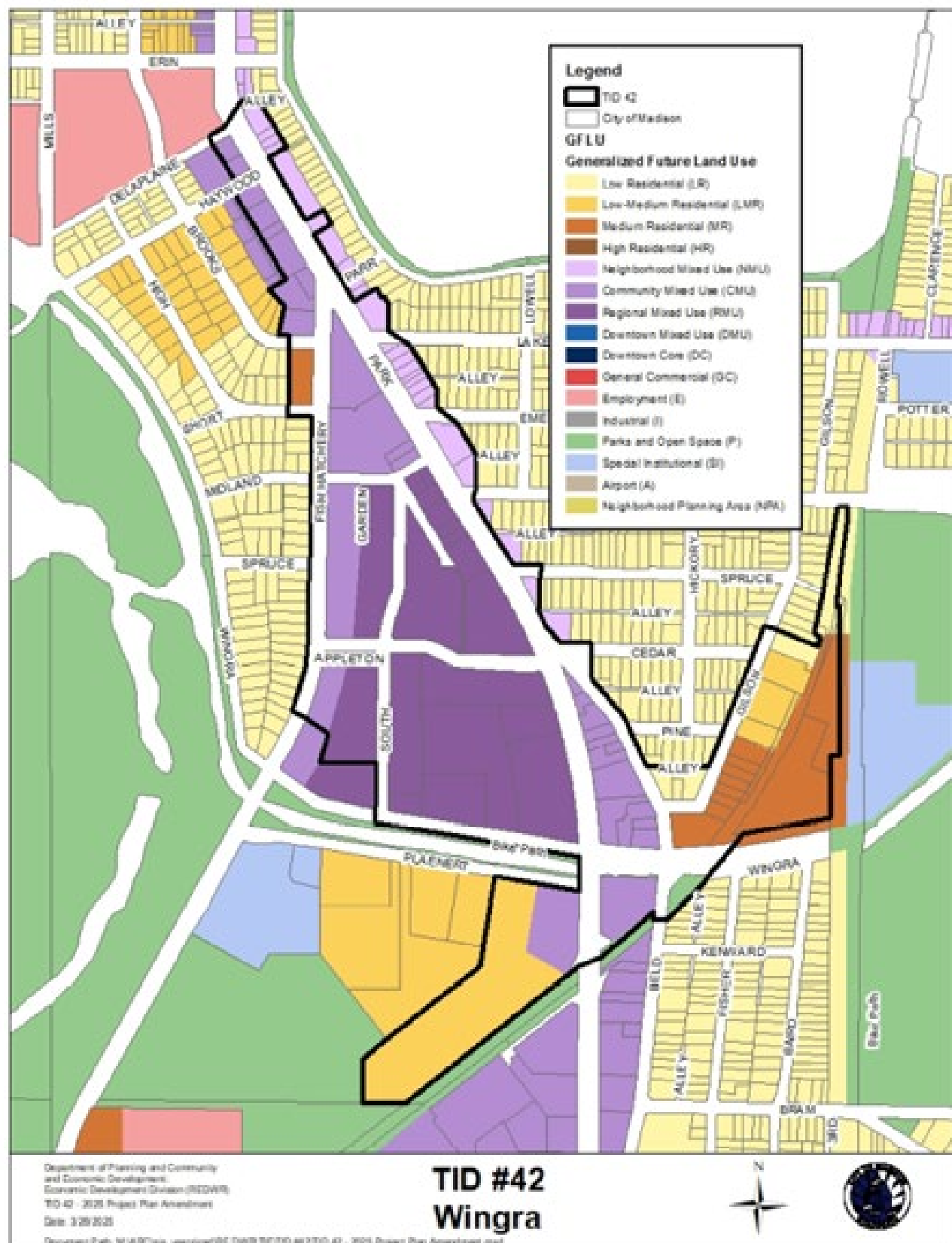




## Existing Land Use



## Proposed Land Use





## Office of the City Attorney

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June 5, 2025

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan Amendment for TIF District No. 42 - City of Madison (Wingra)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan for Tax Incremental Finance District No. 42, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

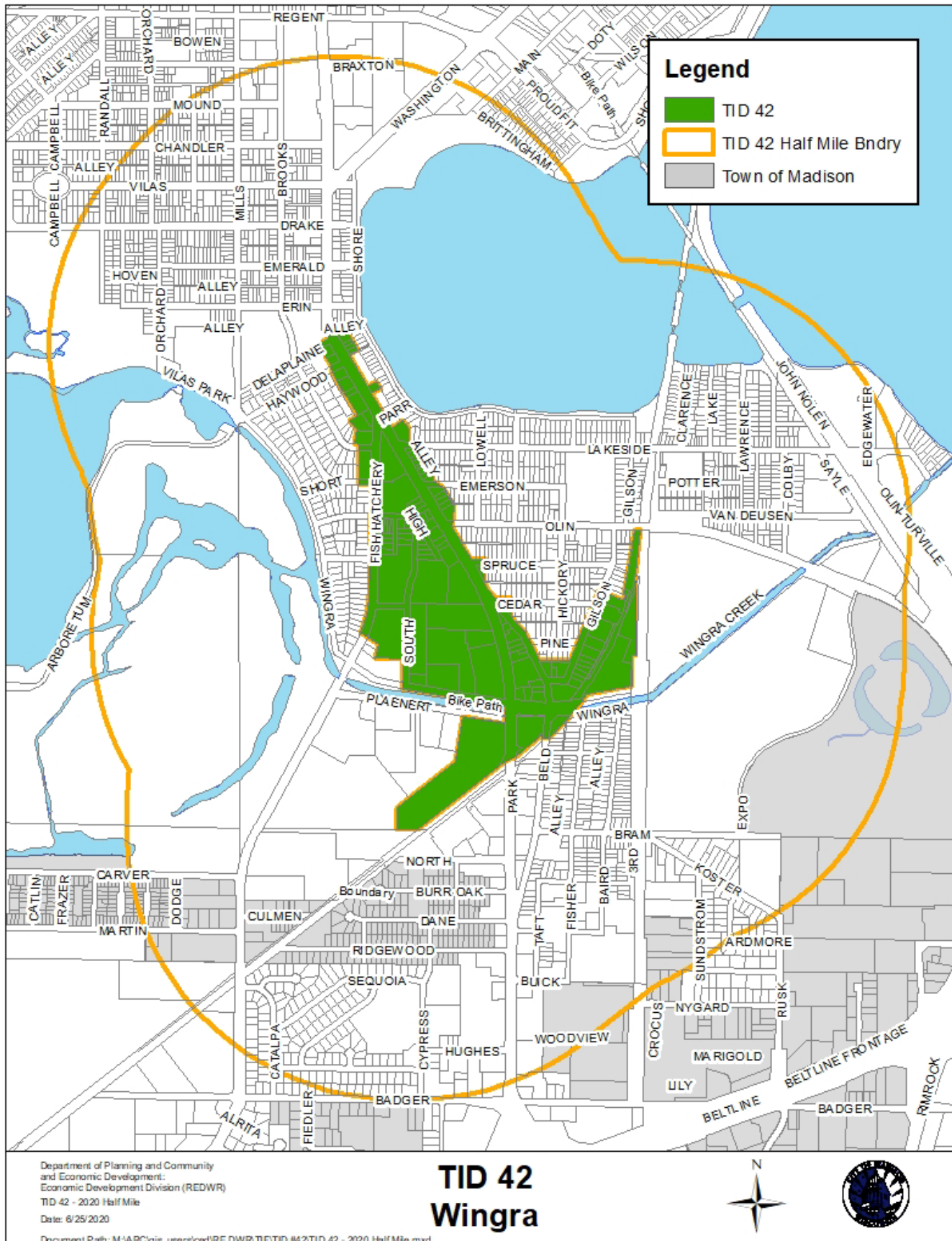
I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles  
Assistant City Attorney



## Half Mile Boundary



## Donor Plan Appendix

### Background

TIF Law allows excess tax increment funds to be transferred between certain TIF districts if the TIF Joint Review Board approves such allocations and if the TIDs have the same overlying taxing jurisdictions. TIF Law refers to this relationship as “donor-recipient.” According to TIF Law, positive increments may be transferred from a “donor” TID to a recipient district as part of a “donor-recipient plan.”

TIF Law requires that the project plans be amended for donor TIF districts and recipient districts in the event that new project expenditures are incurred that were not outlined in the original project plan.

The Common Council is considering adoption of a resolution approving an amendment to the Project Plan for TID 39 (Stoughton Rd). The resolution would establish TID 39 as a donor TID. The resolution and one-year donor-recipient allocation plan anticipate a transfer of positive increments to TID 42 (Wingra). Assuming the project plan amendment is completed for TID 39, this project plan amendment for TID 42 will be completed that would establish TID 42 as a recipient TID.

### Current Status:

#### TID 39 (Stoughton Rd)

TID 39 was created on September 2, 2008. To date, the City has provided a loan to Dane County Data Exchange. In addition, The City has provided funds for the reconstruction of Femrite Drive. Through the end of 2019, the City had authorized approximately \$3.5 million of expenditures in TID 39. Total capital costs identified in the Project Plan are \$7,762,000. The City estimates that TID 39 had an estimated incremental value of \$104 million in 2019. The City estimates that TID 39 will receive approximately \$2.5 million in incremental revenue in 2020. The expenditure deadline for TID 39 is Sept 2, 2023. As of December 31, 2019, the City estimates that TID 39 will have \$1M of unrecovered costs.

Given the amount of outstanding debt in TID 39, the level of incremental revenue that TID 39 is generating, the planned costs in TID 42, and the City's desire to invest in South Madison, TID 39 is a potential donor to TID 42.

#### 2021 Project Plan Amendment

The City estimates that TID 39 has an estimated incremental value of \$114 million in 2020. The City estimates that TID 39 will receive approximately \$3.5 million in incremental revenue in 2021. The expenditure deadline for TID 39 is Sept 2, 2023. As of December 31, 2020, the City estimates that TID 39 will have \$868,000 of excess incremental revenue.

Given the amount of outstanding debt in TID 39, the level of incremental revenue that TID 39 is generating, the planned costs in and adjacent to TID 42, and the City's desire to invest in South Madison, TID 39 continues to be a potential donor to TID 42.

#### 2022 Project Plan Amendment

The City estimates that TID 36 has an estimated incremental value of \$451 million and TID 39 has an estimated incremental value of \$121 million in 2021. The City estimates that TID 36 will receive approximately \$10 million in incremental revenue and TID 39 will receive approximately \$2.7 million in incremental revenue in 2022. The expenditure deadline for TID 39 is Sept 2, 2023, and the expenditure deadline for TID 36 is September 6, 2027. As of December 31, 2021, the City estimates that TID 36 will have \$12.7 million of outstanding debt, while TID 39 will have \$2.9 million of excess incremental revenue.

Given the amount of outstanding debt in TID 36, coupled with its anticipated incremental revenues, and the excess incremental revenue in TID 39, the planned costs in and adjacent to TID 42, and the City's desire to continue to invest in South Madison, TIDs 36 and 39 continue to be potential donors to TID 42.

### **2023 Project Plan Amendment**

The City estimates that TID 36 has an estimated incremental value of \$489 million in 2022. The City estimates that TID 36 will receive approximately \$11.2 million in incremental revenue in 2023. The expenditure deadline for TID 36 is September 6, 2027. As of December 31, 2021, the City estimates that TID 36 will have \$4.9 million of excess tax incremental revenue.

Given the amount of excess incremental revenue in TID 36, coupled with its anticipated incremental revenues, and the planned expenditures and donations, TID 36 has been identified as a potential donor to TID 42.

### **2024 Project Plan Amendment**

The City estimates that TID 44 has an estimated incremental value of \$81 million in 2024. The City estimates that TID 44 will receive approximately \$1.6 million in incremental revenue in 2024. The expenditure deadline for TID 44 is September 17, 2035. As of December 31, 2023, the City estimates that TID 44 will have \$257,000 of remaining debt to recover from tax increments.

Given the amount of remaining debt to recover, coupled with the anticipated incremental revenues in 2024 and beyond, and the planned expenditures and donations, TID 44 has been identified as a potential donor to TID 42.

### **TID 42 (Wingra)**

TID 42 was created on July 3, 2012. The City has spent TID funds to assist with the Wingra Clinic development (\$1.8 million) and with the purchase of 1402 South Park Street from the Federal Government (the former Truman Olson Army Reserve Center). As of December 31, 2019, the City has spent approximately \$3,825,000 in TID 42, with an additional \$1,630,500 budgeted for expenditure in 2020 (total of \$5,456,300). In 2019, TID 42 had an estimated incremental value of \$28 million, which generates approximate \$677,000 of incremental revenue per year.

On Oct 31, 2022, the Town of Madison will dissolve and the City of Madison will take be faced with major infrastructure challenges, decades of neglect, a struggling local small business landscape, and the challenge of the potential for large scale displacement due to redevelopment and rapidly approaching gentrification. To begin to address these issues, the City is separately proposing to amend the TID 42 project plan to expand the City's investments in infrastructure, provide assistance to small businesses, begin land-banking activities, and other investments designed specifically to support the residents of South Madison.

Following the dissolution of the Town of Madison in 2022, the City will create a new South Madison TID in 2023. However, the City wishes to begin investing in South Madison immediately to begin addressing these issues. Establishing a donor-recipient plan between TIDs 39 and 42 begins that process.

### **Recommendation**

It is the City's general practice to create a TID, wait for it to generate incremental revenue, and then begin investing in public projects. Because of the combined factors facing South Madison, including, but not limited to:

- Historic neglect;
- Rapidly approaching redevelopment and gentrification;
- The potential for large scale displacement of existing residents;
- A diverse population with a high number of low-income residents;
- A need to assist local businesses;

The City proposes to take action in advance by amending the TID 42 project plan to:

- Expand infrastructure investments;
- Provide assistance to small businesses;
- Begin land-banking activities;
- Other actions that will directly address the challenges facing the residents of South Madison.

As TID 42 is not yet generating sufficient increment to pay for the proposed amended project costs in and adjacent to TID 42, the City proposes to amend TID 39 to donate excess incremental revenues to TID 42. It is the City's general practice to retire TIF districts within 10-12 years rather than extend their life to the full 20- or 27-year period (depending on their creation date) so that overlying taxing jurisdictions may receive the tax benefits of new growth sooner, rather than later. This practice also secures the City's flexibility to create future TIDs while complying with the 12% equalized value test required in TIF Law.

However, the requirements for investing in South Madison are such that the City is proposing a different approach. Previous TIDs in revitalization areas, such as TID 38 (Badger Ann Park) and TID 40 (Northside), borrowed funds to invest in infrastructure, awaiting value growth that did not occur. The City resorted to donor TIDs to repay the TID borrowing. If such donor TIDs were not available, the City would have had to repay such borrowing from its General Fund. Donor TIDs only exist for a brief period of time, in that they have recovered their cost and have excess tax increment available. By TIF Law, they must be used as donors or must close.

Given these previous experiences, and the fact that TID 39 is forecasted to generate excess tax increment in 2020, the City is proposing to preemptively donate excess incremental revenues from successful TIDs, such as TID 39, into an area of South Madison located in TID 42 in the City of Madison corporate limit to ensure that any TID that is created there in the near future is ultimately successful. Since the City cannot create a South Madison TID that will incorporate parcels that are currently in the Town of Madison until after the Town dissolves in 2022, the City is proposing to begin investing TID funds to improve the northern section of South Madison starting in 2020 through donated increment from TID 39 to TID 42.

In accordance with this intention and recognizing that the expenditure period for TID 39 ends in 2023, **and owing specifically to the economic concern caused by the COVID-19 pandemic**, Staff recommends that the TID 39 Project Plan be amended to provide for an initial one-year donor allocation period. TID 39 will thereby extend its forecasted lifespan one additional year to aide in covering these project costs. **As the economy recovers from the COVID-19 pandemic, and economic conditions allow**, the City intends to return to the Joint Review Board, economic conditions permitting, in subsequent years to request that the JRB consider a proposal to amend the donor recipient plan based upon current figures to allow additional incremental revenue to be donated from TID 39 to TID 42. The total amount of incremental revenue from TID 39 to be allocated to TID 42 is \$1,700,000 in 2020. This initial donor plan does not include any future donations from TID 39 to TID 42. The allocation over the next four years is shown in the schedule below.

#### 2022 Project Plan Amendment

To continue investing in South Madison, the City of Madison is proposing to invest another \$7,000,000 of donated incremental revenue from TID 36 and TID 39 to TID 42. The updated donor plan and allocation is shown in the schedule below.

#### 2023 Project Plan Amendment

To continue investing in South Madison following the dissolution of the Town of Madison, the City of Madison is proposing to invest an additional \$2,800,000 of donated incremental revenue from TID 36 to TID 42. The updated donor plan and allocation is shown in the schedule below.

#### 2024 Project Plan Amendment

To finalize TID 42's investments into South Madison following the dissolution of the Town of Madison, the City of Madison is proposing to invest an additional \$1,600,000 of donated incremental revenue from TID 44 to TID 42. The updated donor plan and allocation is shown in the schedule below.

Donor District	2020	2021	2022	2023	2024	2025	2026	Total
TID 39	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
TID 39 (2021 Donation)		\$3,000,000						\$3,000,000
TID 39 (2022 Donation)		\$	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
TID 36 (2022 Donation)			\$4,000,000	\$0	\$0	\$0	\$0	\$4,000,000
TID 36 (2023 Donation)				\$2,800,000	\$0	\$0	\$0	\$2,800,000
TID 44 (2024 Donation)					\$1,600,000	\$0	\$0	\$1,600,000
Total Donation								\$14,500,000 \$16,100,000
Recipient District								
TID 42	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
TID 42 (2021 Received)	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
TID 42 (2022 Received)			\$7,000,000	\$0	\$0	\$0	\$0	\$7,000,000
TID 42 (2023 Received)				\$2,800,000	\$0	\$0	\$0	\$2,800,000
TID 42 (2024 Received)					\$1,600,000	\$0	\$0	\$1,600,000
Total Received								\$14,500,000 \$16,100,000

The 2021, 2022, 2023, 2024, and 2025 Project Plan Amendments and Donations do not alter any of the other terms of the previously adopted Project Plan, other than donating an additional \$4,416,000 of incremental revenue to TID 42 and the other previously described costs herein.

### Urban League of Greater Madison Homeownership & Wealth Building Program

#### THE CRISIS

The National Association of Realtors released a report on February 25, 2020 which found that minority homeownership rates continue to lag behind the national average. The report found Wisconsin to have the 3rd lowest Black homeownership rate nation – 23% compared with a national average of 45%. Here in Dane County, the rate is even worse at 10.1%.

Owning a home represents the stability, safety, and independence of the American dream. Homeownership has also been key to generational wealth accumulation and transfer, and accounts for a critical reason why Black families are less able to weather an economic crisis (think COVID-19), less able to start their own businesses, and so much more. It's a huge reason why the net worth of a typical white family is nearly ten times greater than that of a Black family.

While government and philanthropic efforts have invested significantly in affordable rental housing over the last decade, little attention has been given to closing this homeownership and wealth gap.

#### THE OPPORTUNITY

The Urban League of Greater Madison has a successful track record of helping families become homeowners. This includes a longstanding partnership with the City of Madison. Over the years, our Single Family Homeownership Program has acquired and renovated 57 homes. Using a lease-to-purchase model, 51 homes have been sold to families with just 6 more left to sell (in 2021). Over \$2,500,000 in equity has been passed along to these families. Moreover, these families have shown significant growth in income, savings, and other assets as a result of having quality, stable housing.

Since the fall of 2019, the Urban League has been working to design the next iteration of its homeownership program. In April of this year, we inked the terms of an innovative new homeownership program with a national CDFI, Wisconsin Housing and Economic Development Agency (WHEDA), and Wells Fargo Bank. The Urban League will utilize approximately \$4,000,000 in New Markets Tax Credit (NMTC) financing to purchase, renovate, and sell 15 to 20 homes to low and moderate income families. All homes will be located in NMTC Qualified Low Income Census Tracts and at least 70% will be located in Census Tracts that are severely distressed.

It is also important to note that this project will have a much longer and larger impact on the ULGM's housing and economic development strategy. As we build out this program, ULGM will be adding two essential positions to its staff team – one focused on real estate development and one focused on providing HUD-approved homeownership counseling and training services. Combined with our existing leadership team, this group will also be pursuing additional single family, multi-family, and commercial development projects. Finally, ULGM and investment partners in this project are approaching this innovative use of NMTC as a prototype that can be replicated and scaled up locally and nationally.

#### OUR REQUEST

The COVID-19 pandemic has severely limited the availability of homes for sale in our target price range (under \$225,000) and in our target NMTC qualified geography (South Madison, particularly the Burr Oaks and Brams Addition neighborhoods). As a result home prices are increasing, which is pressuring our affordability goals. The Urban League is requesting \$200,000 from the City of Madison to support this initiative. All funds will be used to provide direct assistance to participating families. Funds will be deployed in the form of forgivable mortgages averaging \$15,000 to \$20,000 per home and/or as a 50% match to the required savings/wealth building account that will be required of each family in lieu of a principal payment.



## OUR PROGRAM MODEL (DRAFT)

<b>Program Model Overview</b>	The program offers an alternative path to homeownership and wealth building by offering up to 7 years of financing to purchase homes that have been recently remodeled. Families will build equity and wealth while receiving the coaching and support to acquire traditional mortgage financing after the 7-year program period.
<b>Terms &amp; Benefits</b>	No down payment. Interest only payments for up to 7 years plus wealth building savings program. Free pre- and post-purchase homeowner and financial empowerment training and coaching. Must maintain escrow for taxes and active homeowners insurance. Must obtain own financing at end of program.
<b>2020 Income requirements</b>	Household income must be no less than 30% and no more than 120% of Dane County Median income adjusted for family size.
<b>Asset limits</b>	Borrower cannot have more than 5% of the purchase price in cash/assets at time of closing. This does not include 401K, IRA's or other retirement accounts.
<b>Ratios</b>	<ul style="list-style-type: none"> <li>▪ Housing-to-income ratio not more than 31%</li> <li>▪ Debt-to-income ratio not more than 43%</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>▪ Minimum credit score of 380.</li> <li>▪ Bankruptcies must be 2 years past discharge of full bankruptcy.</li> <li>▪ No foreclosure within 7 years. Any judgements must be paid in full.</li> <li>▪ 12 months of no late payments on loans, utilities and credit cards.</li> </ul>
<b>Landlord verification</b>	12 months of no late payments on rent.
<b>Training &amp; Education</b>	Must have documented completion of a homebuyer education program. Homebuyer certificate cannot be more than one year old. Must agree to participate in ongoing homeownership and financial empowerment training and counseling with ULGM throughout the duration of the program.
<b>Other</b>	May not own other property at time of closing. Civil or criminal judgements for property damage, drug dealing, or domestic or other crimes of violence may preclude eligibility.



# City of Madison

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

## Master

**File Number: 88725**

**File ID:** 88725

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** 13153 TID 45 - 2025 Project Plan Amendment

**Final Action:**

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

### Notes:

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

**Effective Date:**

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

**Enactment Number:**

**Author:** Terrell Nash, Real Estate Development Specialist

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						

### Text of Legislative File 88725

#### Fiscal Note

Fiscal note pending.

#### Title

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

#### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 45 was

published in the Wisconsin State Journal on June 6 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 45; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 45; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 45 (Capitol Square West) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 45 (Capitol Square West) is under thirty-five (35%) percent.
7. The boundaries of TID 45 (Capitol Square West) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 45 (Capitol Square West), City of Madison, is hereby adopted as of January 1, 2025 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

## LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison<sup>1</sup>, located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;

thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;

thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;

thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;

thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;

thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium<sup>2</sup>;

thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed<sup>3</sup>;

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed<sup>4</sup>;

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Loraine Condominium, also a bend in said Warranty Deed;

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Loraine Condominium, also a bend in said Warranty Deed;

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<sup>1</sup> Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.

<sup>2</sup> The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.

<sup>3</sup> Warranty Deed, Document Number 4824315, Dane County Registry.

<sup>4</sup> Warranty Deed, Document Number 1480498, Dane County Registry.

thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;

thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street, also being the said southwest line of the Public Square;

thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;

thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed<sup>5</sup>;

thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2<sup>6</sup>, 396 feet, more or less, to the southeast right of way of West Doty Street;

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium<sup>7</sup>;

thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed<sup>8</sup>, 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;

Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;

Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;

Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;

Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;

Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);

Thence southwesterly (S42°56'11"W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;

Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37'11"W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;

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<sup>5</sup> Warranty Deed, Document Number 5119033, Dane County Registry.

<sup>6</sup> State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.

<sup>7</sup> The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.

<sup>8</sup> Warranty Deed, Document Number 5119033, Dane County Registry.

Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;

Thence northwesterly (N45°17'27"W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;

Thence southwesterly (S44°42'33"W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly (N45°17'27"W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;

Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;

Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;

Thence westerly (N89°28'10"W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;

Thence northwesterly (N41°46'10"W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly (N45°37'21"E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;

Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly (N44°51'43"E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;

Thence northwesterly (N44°51'29"W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;



Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;

Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;

Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;

thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;

thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;

thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;

thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest

extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;

thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed<sup>9</sup>, also to the northern most east corner of Quit Claim Deed<sup>10</sup>;

thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;

thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;

thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium<sup>11</sup>;

thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium<sup>12</sup> and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;

thence southeasterly, 81 feet, more or less, to the Point of Beginning.

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<sup>9</sup> Warranty Deed, Document Number 1554137, Dane County Registry.

<sup>10</sup> Quit Claim Deed, Document Number 5101030, Dane County Registry.

<sup>11</sup> Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.

<sup>12</sup> Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

Date Adopted: June 16, 2015  
Resolution Number: RES-15-00513 (File ID #38083)  
Expenditure Deadline: June 16, 2037  
TID Expiration Date: June 16, 2042

Date Amended: July 12, 2022  
Resolution Number: RES-22-00484

**Project Plan and Boundary for**  
**TAX INCREMENTAL FINANCE DISTRICT #45**  
**(CAPITOL SQUARE WEST)**  
**City of Madison**

**Prepared by:**  
**Department of Planning and Community and Economic Development**  
**Economic Development Division**  
**Office of Real Estate Services**

**2025**

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## **TAX INCREMENTAL FINANCE DISTRICT # 45 (CAPITOL SQUARE WEST)**

**NOTE: The 2022 Project Plan Amendment amendments are highlighted in yellow.**

**NOTE: The 2024 Project Plan Amendment amendments are highlighted in green.**

**NOTE: The 2025 Project Plan Amendment amendments are highlighted in turquoise.**

### **INTENT AND PURPOSE**

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #45–(Capitol Square West) as a blighted area TID, for the purposes of:

- 1) Elimination of blighting conditions;
- 2) Providing revitalization loans to aid redevelopment projects;
- 3) Rebuild infrastructure to aid in the continued revitalization of the area.

### **PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS**

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, DC (Downtown Core), and PD.

#### **Consistency with the City of Madison Comprehensive Plan**

Volume II, Chapter 2 of the Comprehensive Plan, entitled “Objectives and Policies for Established Neighborhoods”, stipulates goals and objectives that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

##### **Chapter 2: Land Use**

Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.

Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.

Objectives 11 & 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Objective 59: Identify sites within the City and its planned expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 62: Retain and expand Madison's existing base of offices, research and development businesses and industrial facilities.

Objective 73: Continue to recognize Madison's downtown / campus area as a unique and important City and regional center that merits special planning and design attention.

Objective 75: Promote land use diversification and increases in development densities at selected located in Madison's downtown area.

Objective 76: Maintain and strengthen downtown Madison as a major employment, service and shopping center serving neighborhood, regional, and national and international markets.

Objective 81: Ensure efficient, safe, and convenient access to, from and within the downtown / campus area for all modes of transportation including walking, biking, transit and automobiles.

### **Chapter 3: Transportation**

Objective 1: Plan for and provide a balanced and efficient transportation network that offers realistic and viable alternatives to automobile travel and maximizes uses of existing transportation investments (such as investments in public transit, roadway infrastructure, etc.).

Objective 2: Provide and improve transportation infrastructure – such as roadways, sidewalks, etc. – in coordination with redevelopment projects and new development, in a manner that fosters compact urban development patterns in accordance with the Land Use chapter.

Objective 15: Provide for the construction and maintenance of parking facilities as part of an integrated strategy for urban development and redevelopment. Consider the desired density of land uses, the need for parking facilities to provide safe and convenient bicycle parking, the availability and desirability of on-street parking, the special parking needs of persons with disabilities, and the impacts on the pedestrian environment in future parking planning, management, and parking facility design activities.

### **Chapter 5: Economic Development**

Objective 1: Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.

Objective 9: Redevelop underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 15: Strengthen the economic viability of the City's major employment / commercial centers.

Objective 16: Enhance the economic vitality of Downtown Madison by retaining, expanding and locating private enterprises.

### **Consistency with the City of Madison Downtown Plan**

The project elements proposed in the Project Plan also conform to the City of Madison Downtown Plan (the "Downtown Plan") as adopted by the Common Council on July 12, 2012. The Downtown Plan identifies objectives and recommendations that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Objective 2.1 – Promote and grow Downtown as an important regional employment center by positioning it as a premier location for the formation and expansion of the basic sector businesses, including knowledge-based and creative industries, that will retain and attract new Downtown jobs.

Recommendation 9 – Promote Downtown business development by providing suitable sites and supporting infrastructure within the planned employment and mixed-use locations recommended in (the) Downtown Plan.

Recommendation 10 – Provide suitable locations for the development of larger, taller office developments, including government offices and mixed use office developments.

Recommendation 11 – Provide a wide range of office and commercial spaces to meet different business needs as recommended in (the) Downtown Plan. This could include, for example, attractive new and renovated class A, B, and C space, loft and flex buildings, live/work opportunities, and allowing some employment uses on the upper stories of mixed-use retail buildings.

Recommendation 12 – Recognize parking availability as a constraint on Downtown business development and work to address diverse parking needs.

Objective 2.2 – Enhance the economic value of the Downtown by encouraging high value projects that add employment and enhance property values.

Objective 2.4 – Encourage higher density infill redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Recommendation 17 – Guide development to locations recommended in (the Downtown) Plan for buildings of corresponding height and scale.

Objective 2.7 – Create a vibrant, engaging Downtown business environment, where employers want to locate, workers want to work, and creativity and entrepreneurship are fostered and nurtured.

### **Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

#### **Section 1: TIF Goals**

- A. Growing the property tax base.
- B. Fostering the creation and retention of family-supporting jobs.
- C. Encouraging adaptive re-use of obsolete or deteriorating property.
- D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.
- G. Funding public improvements that enhance development potential, improve the City’s infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
- I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.



## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

### Public Works Improvements

\*Capitol Square Reconstruction (Main St., Pinckney St, Carroll St, Mifflin St.) **\$3,400,000**

Wilson St Undergrounding	<b>\$1,222,000</b>
Hamilton / Broom St Stormwater	<b>\$7,000,000</b>
2022 Subtotal	<b>\$8,222,000</b>

West Washington & Henry St resurfacing	<b>\$800,000</b>
John Nolen Drive Underpass	<b>\$1,800,000</b>
2024 Subtotal	<b>\$2,600,000</b>

John Nolen Drive Road Project	<b>\$1,800,000</b>
2025 Subtotal	<b>\$1,800,000</b>

*\*NOTE: The Capitol Square Reconstruction is proposed to be completed through the use of the so called "1/2 Mile Rule". This requires separate Joint Review Board approval prior to this project being authorized and funded by TID #45.*

**Total Public Works Improvements** **\$3,400,000**

<b>2022 Total Public Works Improvements</b>	<b>\$11,622,000</b>
<b>2024 Total Public Works Improvements</b>	<b>\$14,222,000</b>
<b>2025 Total Public Works Improvements</b>	<b>\$14,222,000</b>

### Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: **\$0**

### Economic Development Assistance

#### **Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost: **\$25,125,000**

#### **Updated Development Loans – 2022**

To date, the following projects have been authorized and provided TIF assistance in the form of development loans:

AT&T Building	<b>\$2,050,000</b>
Anchor Bank Building	<b>\$13,317,000</b>
Subtotal – Loans Authorized as of 2022	<b>\$15,367,000</b>

Estimated Cost – Original Plan	\$25,125,000
Less: Subtotal Loans Authorized as of 2022	(\$15,367,000)
<b>Balance of Development Loan Authority</b>	<b>\$9,758,000</b>

### **Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: \$0

### **Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #45 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #45 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: \$0

### **Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #45, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: \$500,000

<b>TOTAL:</b>	<b>\$29,025,000</b>
<b>TOTAL:</b>	<b>\$37,247,000</b>

### **Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the \$29,000,000 of estimated project costs and an estimated \$7,990,000 financing cost.

### **Updated Financing Costs – 2022**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Approximately \$1,222,000 of the \$8,222,000 of project costs for this amendment is assessable to adjacent property owners. Therefore, staff estimates that in the event the City of Madison borrows funds to pay for the remainder of capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the \$7,000,000 of estimated TIF-eligible project costs and an estimated \$1,925,000 financing cost.

<b>Total Financing Cost (Original Plan and 2022 Amendment)</b>	<b>\$9,915,000</b>
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## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

Street Reconstruction	Proposed TIF Funded Non-Assessable Cost	Assessable Costs	Total	Time Frame
Capitol Square Reconstruction	\$3,375,000	\$25,000	\$3,400,000	2015 - 2042
<b>TOTAL PUBLIC IMPROVEMENTS</b>				
<b>Development Loans</b>	\$25,125,000		\$25,125,000	2015 - 2042
Administrative and Professional Costs	\$500,000		\$500,000	2015 - 2042
<b>TOTAL PROJECT COSTS</b>	<b>\$29,000,000</b>	<b>\$25,000</b>	<b>\$29,025,000</b>	2015 - 2042
Finance Costs	\$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
Wilson St Undergrounding	\$1,222,000	\$0	\$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	\$5,778,000	\$1,222,000	\$7,000,000	
<b>TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS</b>	<b>\$7,000,000</b>	<b>\$1,222,000</b>	<b>\$8,222,000</b>	2022-2042
Finance Costs - Amendment	\$1,925,000			
<b>TOTAL PROJECT COSTS (Orig. Plan + Amendment)</b>	<b>\$36,000,000</b>	<b>\$1,247,000</b>	<b>\$37,247,000</b>	2022-2042
Finance Costs – Orig. Plan + Amended	\$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	\$800,000	\$0	\$800,000	2024 - 2042
John Nolen Dr Underpass <sup>1</sup>	\$1,800,000	\$0	\$1,800,000	2024 - 2042
<b>TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS</b>	<del>\$2,600,000</del> \$800,000	\$0	<del>\$2,600,000</del> 1,600,000 \$800,000	2024 - 2042
<b>TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)</b>	\$36,800,000	\$1,247,000	\$38,047,000	2022 - 2042
2024 Finance Costs	\$715,000	\$0	\$715,000	2024 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	\$10,630,000	\$0	\$10,630,000	2022 - 2042

2025 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
John Nolen Dr Road Project	\$1,800,000	\$0	\$1,800,000	2025 - 2042
<b>TOTAL 2025 PROJECT PLAN AMENDMENT PROJECT COSTS</b>	<del>\$2,600,000</del> \$1,800,000	\$0	<del>\$2,600,000</del> 1,600,000 \$1,800,000	2025 - 2042
<b>TOTAL PROJECT COSTS (Orig. Plan + 2022, 2024, and 2025 Amendments)</b>	\$38,600,000	\$1,247,000	\$39,847,000	2022 - 2042
2025 Finance Costs	\$715,000	\$0	\$715,000	2025 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment, 2024, and 2025 Amendment	\$10,630,000	\$0	\$10,630,000	2022 - 2042

<sup>1</sup> Reallocated in 2025 Project Plan Amendment to John Nolen Dr reconstruction project.

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2037. Tax increments may be received until project costs are recovered, at which time the TID must close.

### TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately **\$29,025,000** **\$37,247,000** **\$39,847,000**. It is anticipated that **\$25,000** **\$1,247,000** of the project costs will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The **\$29,000,000** **\$36,000,000** **\$38,600,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

## Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic “generator” i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2042. The anticipated development for TID #45 includes two planned projects and one project under consideration. The first is the redevelopment of the Anchor Bank building at the corner of West Main St and South Carroll St. Urban Land Interests (ULI) intends to develop this site into 186,000 gross SF of office space, approximately 100 apartments, 43,000 SF of commercial and retail space, 2,400 SF of storage, and 548 stalls of underground parking. The estimated incremental value of this project is approximately \$84,700,000

The second project is Hovde Property’s renovation of the AT&T Building located at 316 West Washington Avenue. The estimated incremental value of this project is approximately \$20,997,000. The developer has estimated that this project will create 45-50 living wage jobs during the construction phase and upon completion and full occupancy, there will be 443 jobs in the building. This is an increase of 400 jobs over the building’s current occupancy. This project is a major building renovation, including but not limited to:

- Installing new windows on floors 1-10;
- Installing a new curtain wall along with West Washington Ave façade;
- New storefront entrance and canopy on west Washington Ave;
- Plaza upgrades;
- Complete rebuild of five operating elevators;
- Complete interior demolition of floors 6-10 to rebuild as white box space for future tenants;
- Renovation of loading docks;
- Parking and loading dock improvements to include adding ADA parking stalls and structural slab repairs.

Hovde Properties is also considering the new construction of approximately 100,000 square feet office and commercial space, with potential for a new Wisconsin Historical Museum, upon property it owns at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately \$25 million by 2020.

### **Estimated Incremental Value of All TIF Generators**

ULI	\$84,700,000
AT&T (Hovde) Project	\$20,997,000
Mifflin / Carroll St (Hovde) Project	<u>\$25,000,000</u>
TOTAL Estimated Value of all TIF Generators	\$130,697,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be **\$130,697,000**. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **\$79,000,000**. The present value of the total incremental revenues that are anticipated to be generated is **\$29,000,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City’s intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #45 may, therefore, be less than the amount shown in the Project Plan.



In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of \$41,553,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from this development project and economic growth or value appreciation within the amended territory, over the remaining life of the TID, is estimated to be **\$62,788,000**. This value is projected to produce incremental revenues sufficient to support the project costs stated in the proposed project plan amendment.

Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately \$15,475,000. The present value of the total incremental values that are anticipated to be generated in this TID amendment is \$7,000,000.

As of the 12/31/2023, TID 45 had an incremental value of \$116,526,000. The TID is generating approximately \$2,300,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt, along with these additional \$2,600,000 of costs in approximately eight (8) years.

As of the 12/31/2023, TID 45 had an incremental value of \$154,276,500. The TID is generating approximately \$2,900,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt in approximately five (5) years.

### Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **\$7,990,000**.

Staff estimates that TID increment could support interest payments on capital borrowing for the proposed project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is **\$1,925,000**. Therefore, the total finance cost to borrow \$36,000,000 for the original project plan and the proposed amendment is estimated at \$9,915,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2024 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is \$715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of \$38,600,000 are \$10,630,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2025 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is \$715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of \$38,600,000 are \$10,630,000. This represents no change from the 2024 amendment, as costs are simply being reallocated from one project to another.

## **PROMOTION OF ORDERLY LAND DEVELOPMENT**

The area in this TID is part of the "Downtown Districts", as identified in the City of Madison Comprehensive Plan. The TID lies in the Downtown Core and State Street District portions of the Downtown District. Descriptions of these uses and their densities can be found in Volume II, Chapter 2 of the City's Comprehensive Plan, at this link:

<http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf>

The City further refined the densities and uses in the Downtown area with the adoption of the Downtown Plan, found at this link:

[http://www.cityofmadison.com/neighborhoods/downtownPlan/pdf/Downtown\\_Plan.pdf](http://www.cityofmadison.com/neighborhoods/downtownPlan/pdf/Downtown_Plan.pdf)

TID #45 is a blighted area TID. An independent survey of conditions ("blight study") found that 52.75% of the parcels by area in TID #45 were found to be blighted as defined by State Statute.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #45 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

### Potential Areas for Development

The Potential Areas for Development include the Anchor Bank building, the AT&T Building, and the properties at the intersection of State Street, Mifflin St, and Carroll St. The development on this site is described in further detail in this project plan.

### Annual Value Increment Estimates

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan’s economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life. It is the City’s practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, the estimated \$84.7 million Anchor Bank redevelopment project (186,000 square feet of office space, 43,000 square feet of commercial space and 100 market rate apartments) at 25 West Main and \$20,997,000 (141,000 square feet of office space and 11,000 square feet of first floor retail space) redevelopment project at 316 West Washington (formerly the AT&T property) are anticipated to be completed by 2017.

In addition, there is a potential to develop approximately 100,000 square feet of office and commercial space, with potential for a new Wisconsin Historical Museum, upon property located at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately \$25 million by 2020.

The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately \$259,000,000. This growth is estimated to generate approximately \$79,000,000 of tax increment over the life of the district.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of \$41,553,000. Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately \$15,475,000.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City’s acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison<sup>2</sup>, located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;  
thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;  
thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;  
thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;  
thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;  
thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium<sup>3</sup>;  
thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed<sup>4</sup>;  
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;  
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed<sup>5</sup>;  
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;  
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Loraine Condominium, also a bend in said Warranty Deed;  
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Loraine Condominium, also a bend in said Warranty Deed;  
thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;  
thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street, also being the said southwest line of the Public Square;  
thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;  
thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed<sup>6</sup>;  
thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2<sup>7</sup>, 396 feet, more or less, to the southeast right of way of West Doty Street;

<sup>2</sup> Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.

<sup>3</sup> The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.

<sup>4</sup> Warranty Deed, Document Number 4824315, Dane County Registry.

<sup>5</sup> Warranty Deed, Document Number 1480498, Dane County Registry.

<sup>6</sup> Warranty Deed, Document Number 5119033, Dane County Registry.

<sup>7</sup> State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium<sup>8</sup>;

thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed<sup>9</sup>, 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;

Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;

Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;

Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;

Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;

Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);

Thence southwesterly (S42°56'11"W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;

Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37'11"W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;

Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;

Thence northwesterly (N45°17'27"W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;

Thence southwesterly (S44°42'33"W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly (N45°17'27"W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;

Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;

Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;

Thence westerly (N89°28'10"W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;

Thence northwesterly (N41°46'10"W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly (N45°37'21"E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

<sup>8</sup> The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.

<sup>9</sup> Warranty Deed, Document Number 5119033, Dane County Registry.

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;

Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly (N44°51'43"E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;

Thence northwesterly (N44°51'29"W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;

Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;

Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;

thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;

thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;

thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;

thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;

thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed<sup>10</sup>, also to the northern most east corner of Quit Claim Deed<sup>11</sup>;

thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;

thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;

thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium<sup>12</sup>;

thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium<sup>13</sup> and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

<sup>10</sup> Warranty Deed, Document Number 1554137, Dane County Registry.

<sup>11</sup> Quit Claim Deed, Document Number 5101030, Dane County Registry.

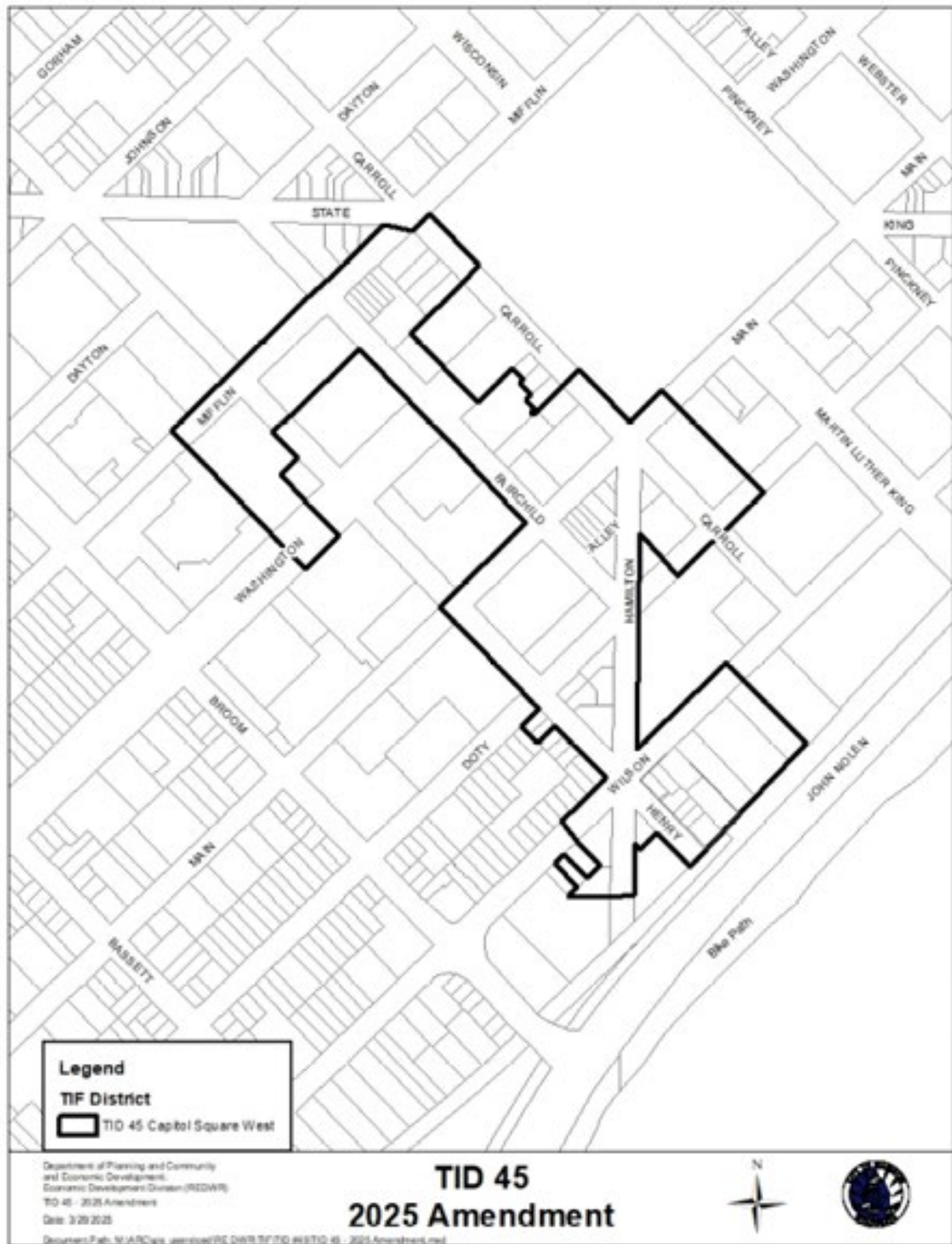
<sup>12</sup> Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.

<sup>13</sup> Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

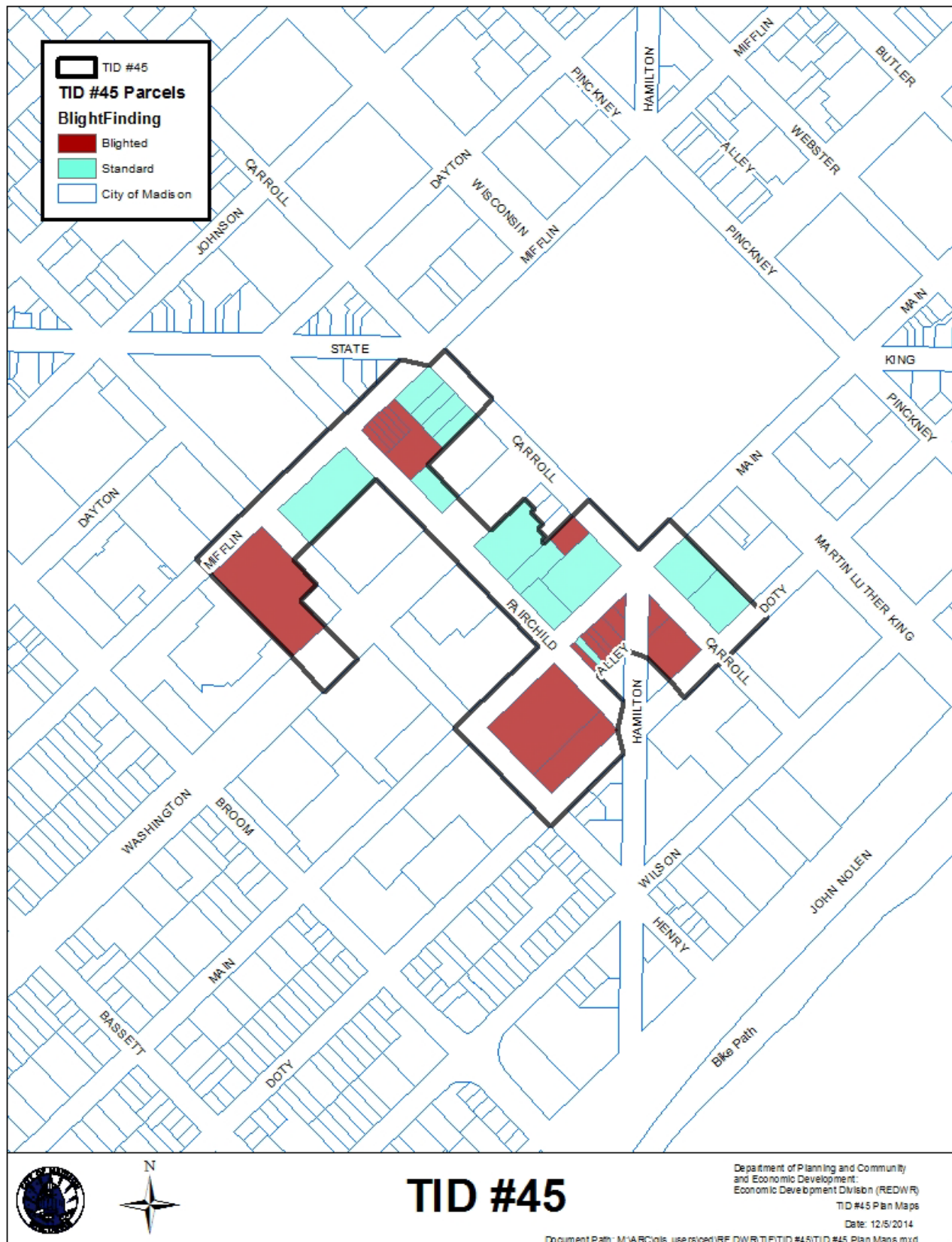
thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison; thence southeasterly, 81 feet, more or less, to the Point of Beginning.



## District Boundary

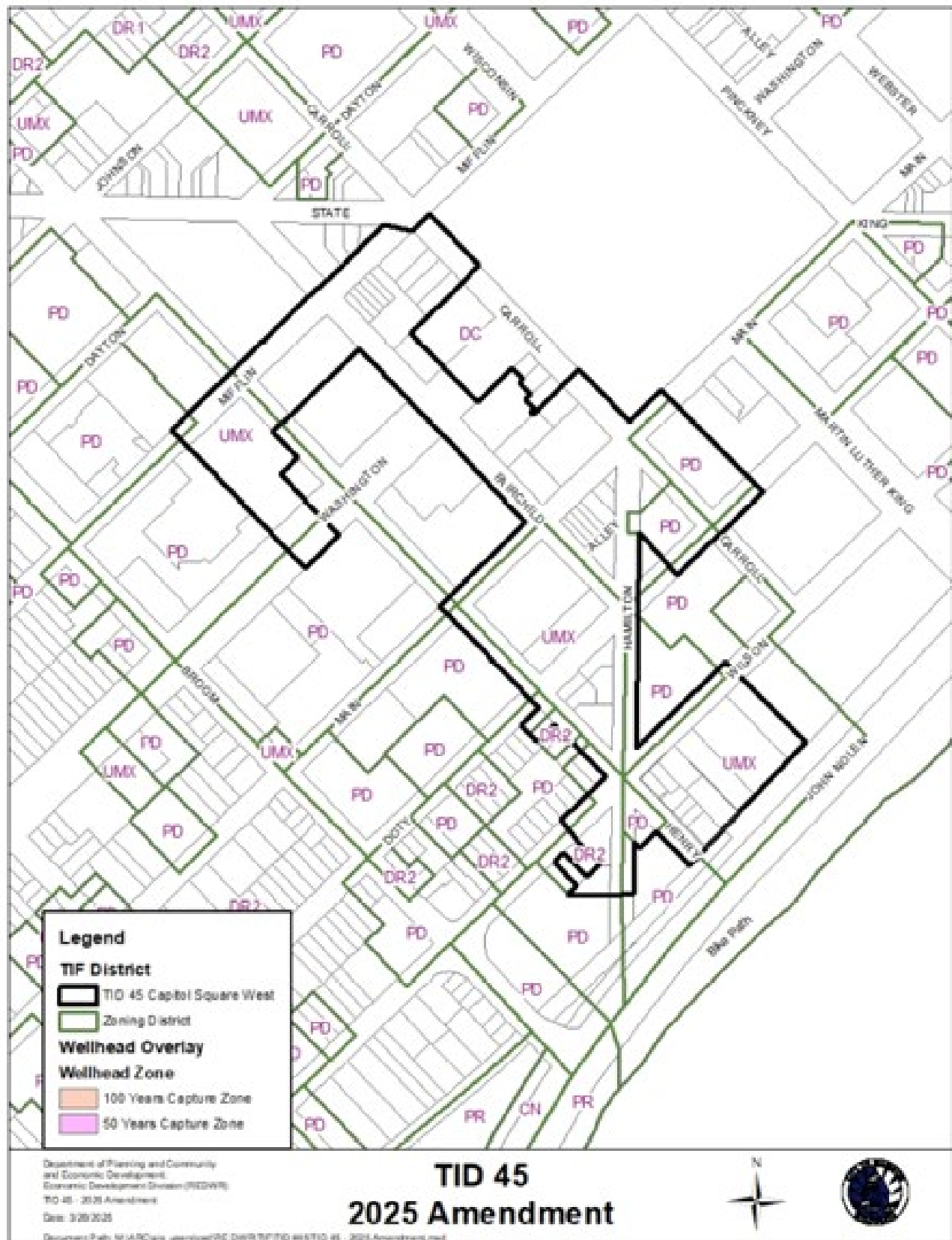


## Existing Conditions (Blight Maps)



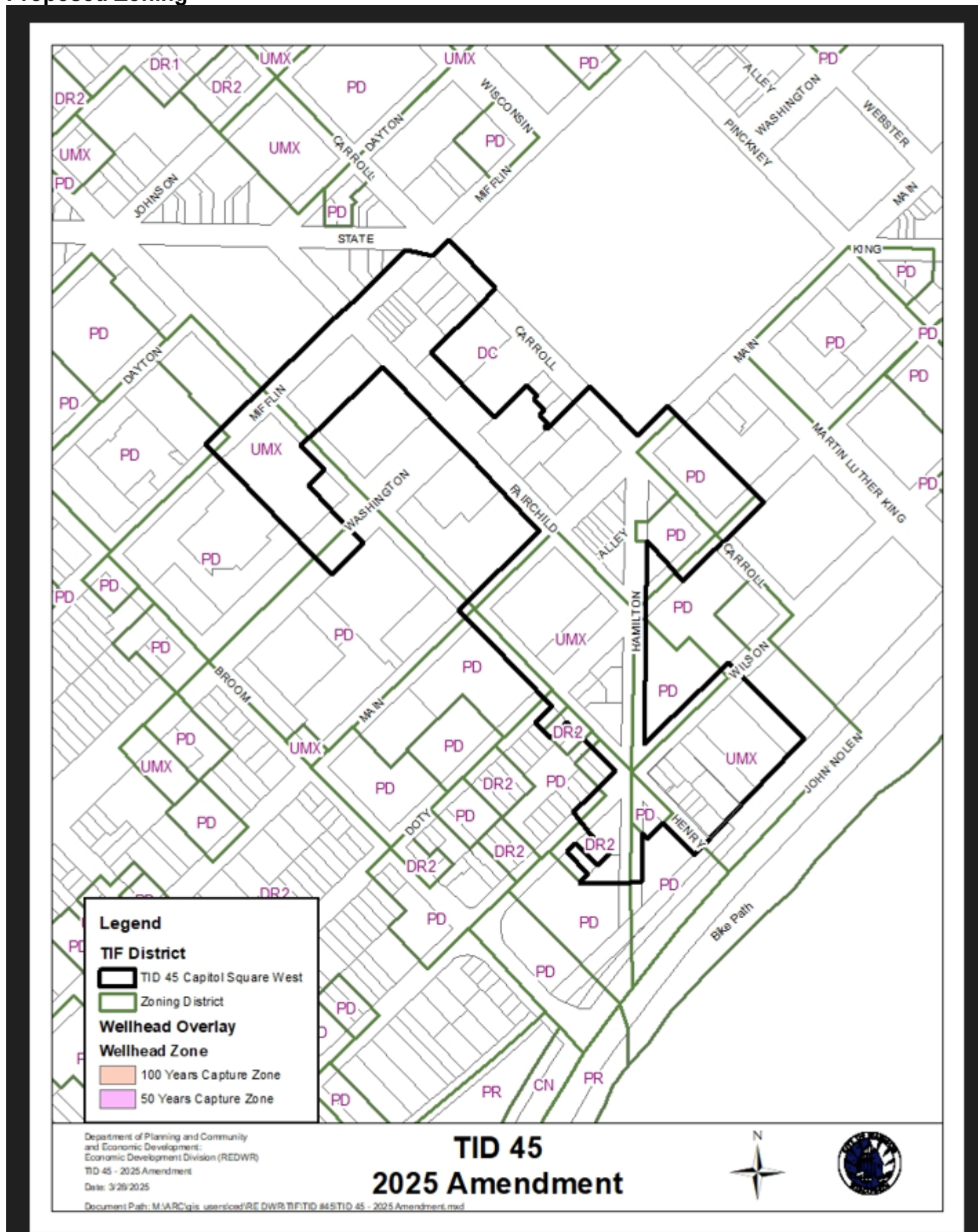


## Existing Zoning

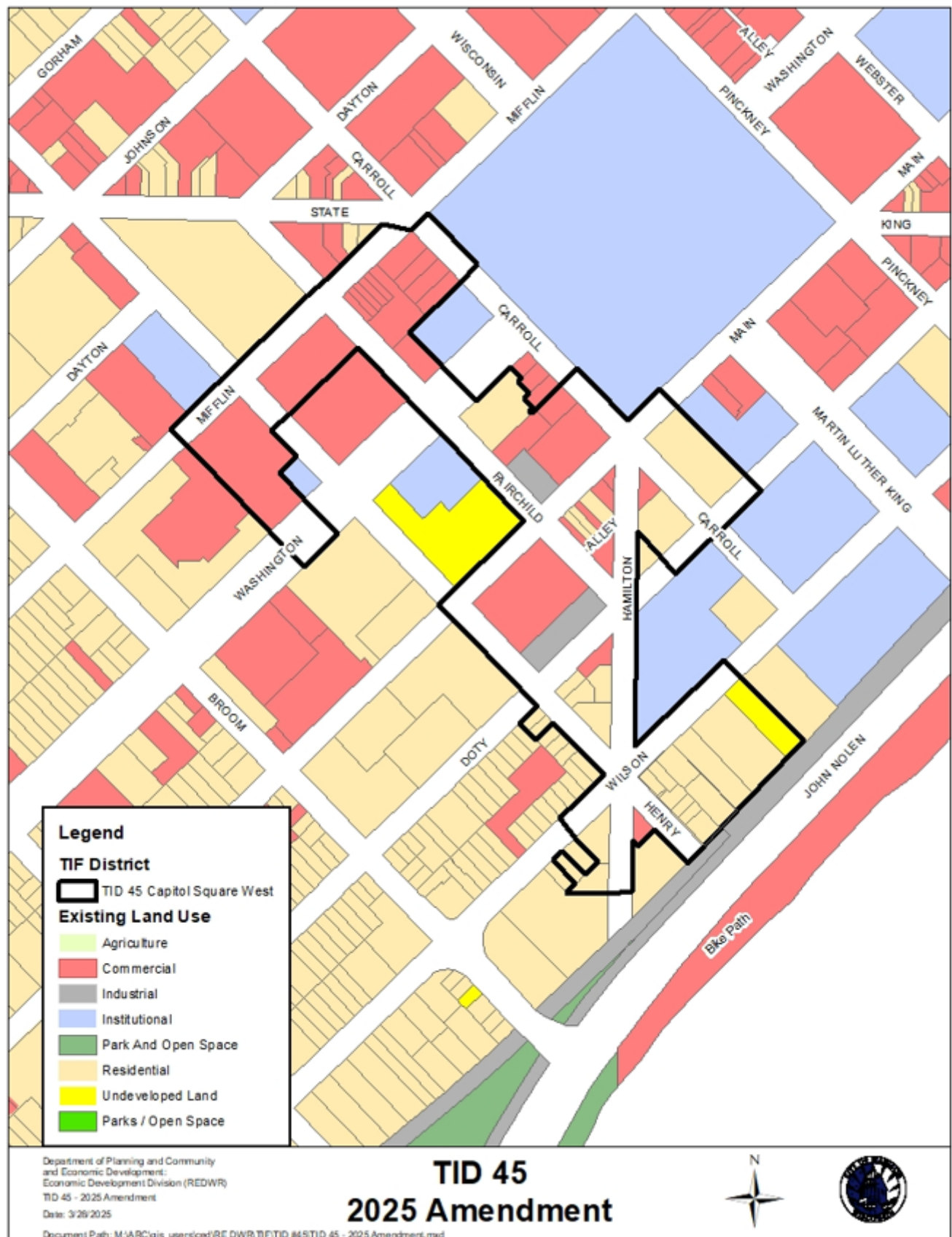




# Proposed Zoning



## Existing Land Use





## Proposed Land Use





## Office of the City Attorney

Michael R. Haas, City Attorney

Patricia A. Lauten, Deputy City Attorney

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June 5, 2025

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan Amendment for TIF District No. 45 - City of Madison (Capitol Square West)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan for Tax Incremental Finance District No. 45, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles  
Assistant City Attorney





# City of Madison

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

## Master

**File Number: 88726**

**File ID:** 88726

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** 13154 TID 48 - 2025 Project Plan Amendment

**Final Action:**

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

### Notes:

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

**Effective Date:**

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

**Enactment Number:**

**Author:** Terrell Nash, Real Estate Development Specialist

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						

### Text of Legislative File 88726

#### Fiscal Note

Fiscal note pending.

#### Title

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

#### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 48 was published in the Wisconsin State Journal on June 6 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 48; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 48; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suited for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 48 (Regent St) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 48 (Regent St) is under thirty-five (35%) percent and is expected to remain under 35% at the end of the expenditure period.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.
9. The boundaries of TID 48 (Regent St) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and Boundary for TID 48 (Regent St), City of Madison, is hereby adopted as of January 1, 2025, as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.



## LEGAL DESCRIPTION

A parcel of land located in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ 's of Section 22 along with the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ 's of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;

Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;

Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;

Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;

Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;

Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;

Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;

Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;

Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);

Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks' Addition to Madison recorded in Volume A Page 7;

Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks' Addition to Madison;

Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks' Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;

Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;

Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;

Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;

Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;

Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;

Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;

Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;

Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;

Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;

Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;

Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;

Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;

Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;

Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;

Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;

Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;

Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;

Thence easterly approximately 8.5 feet to the center of said vacated alley;

Thence southerly along the center of said vacated alley approximately 6.5;

Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;

Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;

Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;

Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);

Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;

Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;

Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;

Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;

Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;

Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);

Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;

Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;

Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;

Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;

Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;

Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;

Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;

Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;

Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;

Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;

Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;

Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;

Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-

of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren's Addition to the City of Madison;

Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren's Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;

Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;

Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;

Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;

Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;

Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;

Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;

Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;

Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;

Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;

Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;

Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;

Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;

Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;

Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;

Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;

Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;

Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;

Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighmy-Ramsay Co's Addition;

Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;

Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);

Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;

Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;

Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;

Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;

Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;



Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning**.

Date Adopted: July 20, 2021  
Resolution Number: RES-21-00511  
Expenditure Deadline: July 20, 2036  
TID Expiration Date: July 20, 2041

Date Adopted: July 8, 2024  
Resolution Number: RES-24-00433

**Project Plan and Boundary for  
TAX INCREMENTAL FINANCE DISTRICT 48  
(REGENT ST)  
City of Madison**

**Prepared by:  
Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services**

**2025**

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## **TAX INCREMENTAL FINANCE DISTRICT # 48 (REGENT ST)**

**NOTE: Amendments to the Project Plan from the 2024 First Amendment are highlighted in yellow.**

**NOTE: Amendments to the Project Plan from the 2025 Second Amendment are highlighted in bright green.**

### **INTENT AND PURPOSE**

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #48–(Regent St) as a mixed-use TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into infrastructure projects to assist with the redevelopment of CDA owned housing in the “Triangle” area, bounded by Regent St, West Washington Ave, and South Park St.

### **PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS**

The project elements proposed in this Project Plan conform to the objectives and recommendations contained Comprehensive Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, PD, DR2, TR-U1, TR-C4, CI, TE, TSS, TR-V1, and CC-T. These zoning districts are suitable for mixed-use development.

#### **Consistency with the City of Madison Comprehensive Plan**

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018, and updated in December 2023 and September 2024. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 48 include, but are not limited to, the following:

##### **Land Use and Transportation:**

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:

- Ensure all populations benefit from the City’s transportation investments.
- Facilitate compact growth to reduce the development of farmland.

##### **Neighborhoods and Housing**

Goal: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Strategies:

- Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.

## Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

### **Section 1: TIF Goals**

- A. Growing the property tax base.
- D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.
- G. Funding public improvements that enhance development potential, improve the City’s infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
- I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

### **Newly Platted Residential**

Less than 35 percent, by area, of the real property within TID 48, is land proposed for newly platted residential use (there is no land in TID 48 proposed for newly platted residential use). None of the project costs are for newly platted residential use so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.

## **PROPOSED PROJECT COSTS**

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled “Detailed Estimate of Timing and Project Costs” that estimates the amount of cost paid with TIF.

### Public Works Improvements

The City intends to complete multiple public works projects in TID 48. These projects include:

*East Campus Mall:	\$495,000
West Main Bike Blvd:	\$115,000
Regent St:	\$6,612,000
Regent St Box Culvert	\$6,600,000
*Park St (Chandler to Vilas):	\$3,321,000
*West Washington Ave:	\$3,711,000 <sup>1</sup>
South Park Street Utilities	\$1,192,000
West Wash / SW Commuter Path and RR Signalization	\$844,000

<b>Estimated Cost:</b>	<b>\$14,255,000</b>	<b><del>\$13,327,000</del></b>	<b>\$15,363,000</b>
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### Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The CDA intends to continue the redevelopment of the CDA owned Triangle / Bayview public housing development.

The 2024 Project Plan Amendment proposes to make grants totaling \$10,000,000 to the CDA to utilize in the redevelopment of the Bayview Triangle public housing project and constructing geothermal.

<sup>1</sup> NOTE: Those items with a “\*” were cut in the 2024 project plan amendment. The East Campus Mall project will be funded through the Bayview / Triangle redevelopment project using LIHTC funds, instead of TIF funds. The Park St (Chandler to Vilas) and West Washington Ave projects were eliminated as costs from the project plan entirely.

Bayview Triangle Redevelopment (GRANT to CDA)	\$5,000,000 <sup>2</sup>
Bayview Triangle Geothermal (GRANT TO CDA)	\$5,000,000 <sup>3</sup>
<b>Estimated Cost:</b>	<b>\$10,000,000</b>

## **Economic Development Assistance**

### **Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost \$0

### **Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: \$0

### **Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #48 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #48 for one year to benefit affordable housing and to improve housing stock. The Bayview affordable housing project, outlined below, may require financial assistance. If the Bayview project, or any other affordable housing project, is determined to need financial assistance and meets the City’s TIF Goals and Underwriting policies, the City will propose an amendment to this project plan and seek the necessary approvals from the Joint Review Board.

Estimated Cost: \$0

### **Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 48, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: \$500,000

<b>Total Cost</b>	<del>\$14,755,000</del>	<del>\$23,827,000</del>	<b>\$25,863,000</b>
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<sup>2</sup> The 2024 Project Plan Amendment intends for a \$5,000,000 grant to the CDA Triangle / Bayview project, for the purpose of replacing housing lost due to redevelopment in the Triangle, to be funded by G.O. borrowing.

<sup>3</sup> As noted in the tables below, the 2024 Project Plan Amendment commits \$5,000,000 of TIF funds from TID 48 to this project, with the remaining \$10,000,000 of funding coming from LIHTC equity funds associated with the Bayview Triangle redevelopment.



## Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all the ~~\$25,509,000~~ ~~\$23,827,000~~ ~~14,755,000~~ of estimated project costs and an estimated ~~\$4,000,000~~ ~~\$7,112,000~~ financing cost.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

<b>TID #48</b>	<b>Proposed TIF-Funded Non-Assessable Cost</b>	<b>Assessable/ Non-Project Costs</b>	<b>Total</b>	<b>Time Frame</b>
<b>Total Public Improvements</b>				
E-Campus Mall	\$495,000	\$55,000	\$550,000	2021—2036
W. Main Bike Blvd	\$115,000	\$13,000	\$128,000	2021—2036
Regent (Breese to West Washington Ave)	\$6,612,000	\$735,000	\$7,347,000	2021—2036
Park (College to Vilas)	\$3,321,000	\$369,000	\$3,690,000	2021—2036
West Washington (Regent to Park)	\$3,712,000	\$412,000	\$4,124,000	2021—2036
<b>TOTAL PUBLIC IMPROVEMENTS</b>	<b>\$14,255,000</b>	<b>\$1,584,000</b>	<b>\$15,839,000</b>	2021—2036
Administrative and Professional Costs	\$500,000	-	\$500,000	2021—2036
<b>TOTAL PROJECT COSTS</b>	<b>\$14,755,000</b>	<b>\$1,584,000</b>	<b>\$16,639,000</b>	2021—2036
Finance Costs (Financing costs for entire project plan)	\$4,057,000	\$0	\$4,057,000	2021—2036

2024 Project Plan Amendment Costs (Revised and Restated)				
TID #48	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
<b>Total Public Improvements</b>				
E Campus Mall	\$495,000	\$55,000	\$550,000	2021 - 2036
W. Main Bike Blvd	\$115,000	\$13,000	\$128,000	2021 - 2036
Regent (Breese to West Washington Ave)	\$6,612,000	\$735,000	\$7,347,000	2021 - 2036
Park (College to Vilas)	\$3,321,000	\$369,000	\$3,690,000	2021 - 2036
West Washington (Regent to Park)	\$3,712,000	\$412,000	\$4,124,000	2021 - 2036
Regent St Box Culvert	\$6,600,000	\$0	\$6,600,000	2024 - 2036
<b>TOTAL PUBLIC IMPROVEMENTS</b>	<b>\$13,327,000</b>	<b>\$1,584,000 \$748,000</b>	<b>\$15,839,000 \$14,075,000</b>	2024 - 2036
<b>CDA Revitalization</b>				
Bayview Triangle Redevelopment Grant to CDA	\$5,000,000	\$0	\$5,000,000	2024 - 2036
Bayview Triangle Geothermal Grant to CDA	\$5,000,000	\$10,000,000	\$15,000,000	2024 - 2036
<b>Total CDA</b>	<b>\$10,000,000</b>	<b>\$10,000,000</b>	<b>\$20,000,000</b>	<b>2024 - 2036</b>
Administrative and Professional Costs	\$500,000	\$0	\$500,000	2021 - 2036
<b>Total Project costs (including original Project Plan and 2024 Amendment)</b>	<b>\$23,827,000</b>	<b>\$10,748,000</b>	<b>\$34,575,000</b>	2024 - 2036
<b>Finance Costs (Financing costs for Original project plan and 2024 Amendment)</b>	<b>\$6,552,000</b>	<b>\$0</b>	<b>\$6,552,000</b>	<b>2021 - 2036</b>

2025 Project Plan Amendment Costs				
TID #48	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
<b>Total Public Improvements</b>				
South Park St Utilities	\$1,192,000	\$0	\$1,192,000	2025 - 2036
West Wash / SW Commuter Path and RR Signalization	\$844,000	\$0	\$844,000	2025 - 2036
<b>TOTAL PUBLIC IMPROVEMENTS</b>	<b>\$2,036,000</b>	<b>\$1,584,000 \$748,000 \$0</b>	<b>\$15,839,000 \$14,075,000 \$2,036,000</b>	<b>2025 - 2036</b>
<b>Total Project costs (including original Project Plan and 2024 Amendment)</b>	<b>\$23,827,000 \$25,863,000</b>	<b>\$10,748,000</b>	<b>\$34,575,000 \$36,611,000</b>	<b>2025 - 2036</b>
<b>Finance Costs (Financing costs for Original project plan 2024, and 2025 Amendment)</b>	<b>\$7,112,000</b>	<b>\$0</b>	<b>\$7,112,000</b>	<b>2021 - 2036</b>

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2036. Tax increments may be received until project costs are recovered, at which time the TID must close.

### TIF-Eligible Capital Budget

The cost of public improvements and other project costs is ~~\$36,611,000~~ ~~\$34,575,000~~ ~~46,639,000~~. There are ~~\$10,748,000~~ ~~1,584,000~~ of anticipated costs that will be assessable to property owners or funded through other non-TIF sources. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are ~~\$10,748,000~~ ~~1,584,000~~ of non-TIF costs / costs that are assessable to property owners, the ~~\$25,863,000~~ ~~\$23,827,000~~ ~~44,755,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

### Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic “generator” i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a “speculative TID”. TID #48 has multiple “generators” of tax increments, as described below.

- Bayview – The redevelopment of the Bayview project, owned by the Bayview Foundation, is estimated to generate \$12,350,000 of incremental value in TID 48.
- 1313 Regent St – The redevelopment of this property is anticipated to generate \$10,000,000 of incremental value in TID 48.
- 826 Regent St (corner of Regent and South Park St) – The redevelopment of this property and the adjacent properties is estimated to generate \$20,000,000 of incremental value in TID 48.
- 500 West Washington Ave – The redevelopment of this project is estimated to generate \$17,000,000 of incremental value in TID 48.

#### **Estimate of Economic Feasibility, TIF Generators (2024 Amendment)**

The 2024 TID #48 Amendment has additional “generators” of tax increments, as described below, that support additional project costs forecasted in this Project Plan Amendment. They are the following:

- 750 Regent Street – The development of 341-unit, 681-bed student housing project is estimated to generate \$78,300,000 of incremental value.
- 832 Regent Street – The development of a 178-unit, 521-bed student housing project is estimated to generate \$62,390,000 of incremental value.
- 531 W. Washington Avenue – The development of a 140-unit market rate apartment project is estimated to generate \$26,446,000 of incremental value.
- The Triangle—The development of a 164-unit affordable housing project targeting approximately 30% Area Median Income (AMI) is estimated to generate \$14,760,000 of incremental value.

#### **Total Estimated Incremental Value – TIF Generators (2024 Amendment) \$181,896,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be ~~\$192,000,000~~**\$421,149,000**. This value includes the ~~\$59,000,000~~ **\$136,053,000** of incremental value generated from projects outlined in the original Project Plan generated between the years 2021-24, an additional **\$181,896,000** of estimated incremental value from new TIF generators outlined above, and **\$103,200,000** of estimated value appreciation over the remaining life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions in the Project Plan, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately ~~\$36,000,000~~**\$78,488,000**. The present value of the total incremental revenues that are anticipated to be generated is ~~\$15,856,000~~**\$40,757,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) within the Project Plan and this amendment or subsequent amendments, will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City’s intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 48 may, therefore, be less than the amount shown in the Project Plan or its subsequent amendments.

#### **Finance Cost**

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated **\$23,827,000** capital cost, including the original project plan and 2024 First Amendment is **\$6,552,000**.

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated **\$25,863,000** capital cost, including the original project plan, 2024, and 2025 Amendment is **\$7,112,000**.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for “Employment”, “Community Mixed Use”, “Medium Density Residential”, and “General Commercial” land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

<https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

TID 48 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #48 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

### Potential Areas for Development

The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

### Annual Value Increment Estimates

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan’s economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City’s practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the “Estimate of Economic Feasibility, TIF Generators” section of this project plan), the City estimates that these TIF Generators will create \$59,000,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value within the TID) generated over the 20-year life of the district is estimated at approximately \$192,000,000. This growth is estimated to generate approximately \$36,000,000 of tax increments over the life of the TID. The estimated present value of these tax increments is \$15,856,000.

#### **Anticipated Development – 2024 Amendment:**

The actual timing of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have been already proposed or are underway in 2024, shown in the “Estimate of Economic Feasibility, TIF Generators” section of this project plan, the City estimates that these TIF Generators will create an additional \$181,896,000 of incremental value. The total incremental value (including estimated TIF Generators for this amendment and appreciation of property value within the TID) generated over the remaining 17 years of the district is estimated at approximately \$234,376,000. This growth is estimated to generate approximately \$39,353,000 of tax increments over the remaining life of the TID. The estimated present value of these tax increments is \$19,186,000.

## **METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES**

Where the relocation of individuals and business operations would take place as a result of the City’s acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## **LEGAL DESCRIPTION**

A parcel of land located in the Southeast ¼ of the Northwest ¼, the Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Southeast ¼’s of Section 22 along with the Southwest ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼’s of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;

Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;

Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;

Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;

Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;

Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;

Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;

Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;

Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);

Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks’ Addition to Madison recorded in Volume A Page 7;

Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks’ Addition to Madison;

Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks’ Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;

Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;

Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;

Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;



Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;

Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;

Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;

Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;

Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;

Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;

Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;

Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;

Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;

Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;

Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;

Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;

Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;

Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;

Thence easterly approximately 8.5 feet to the center of said vacated alley;

Thence southerly along the center of said vacated alley approximately 6.5;

Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;

Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;

Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;

Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);

Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;

Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;

Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;

Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;

Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;

Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the

southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);  
 Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;  
 Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;  
 Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;  
 Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;  
 Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;  
 Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;  
 Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;  
 Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;  
 Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;  
 Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;  
 Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;  
 Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;  
 Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;  
 Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;  
 Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;  
 Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;  
 Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;  
 Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;  
 Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren's Addition to the City of Madison;  
 Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren's Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;  
 Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;  
 Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;

Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;

Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;

Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;

Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;

Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;

Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;

Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;

Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;

Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;

Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;

Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;

Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;

Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;

Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;

Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;

Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighthmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighthmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighthmy-Ramsay Co's Addition;

Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;

Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);

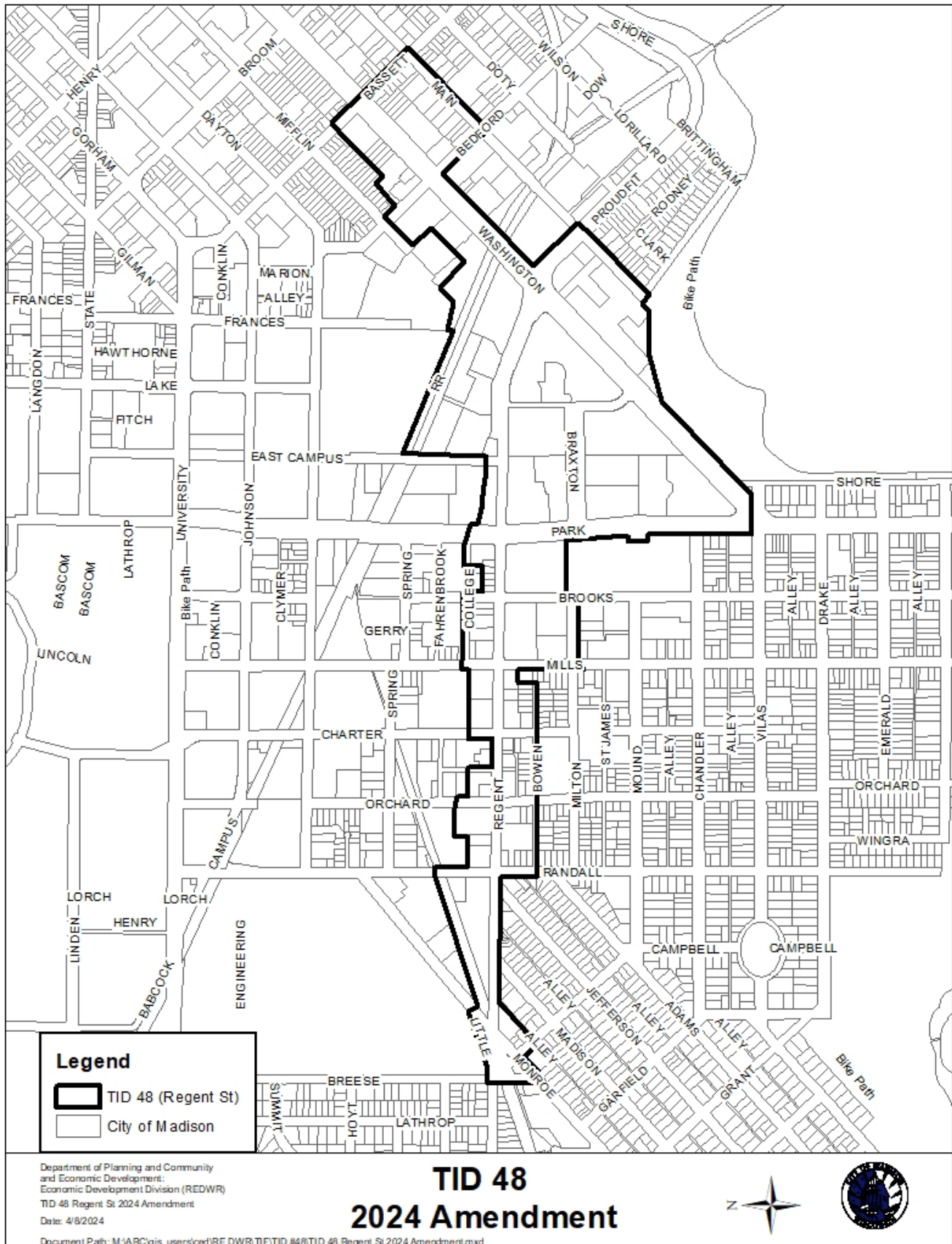
Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;

Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;

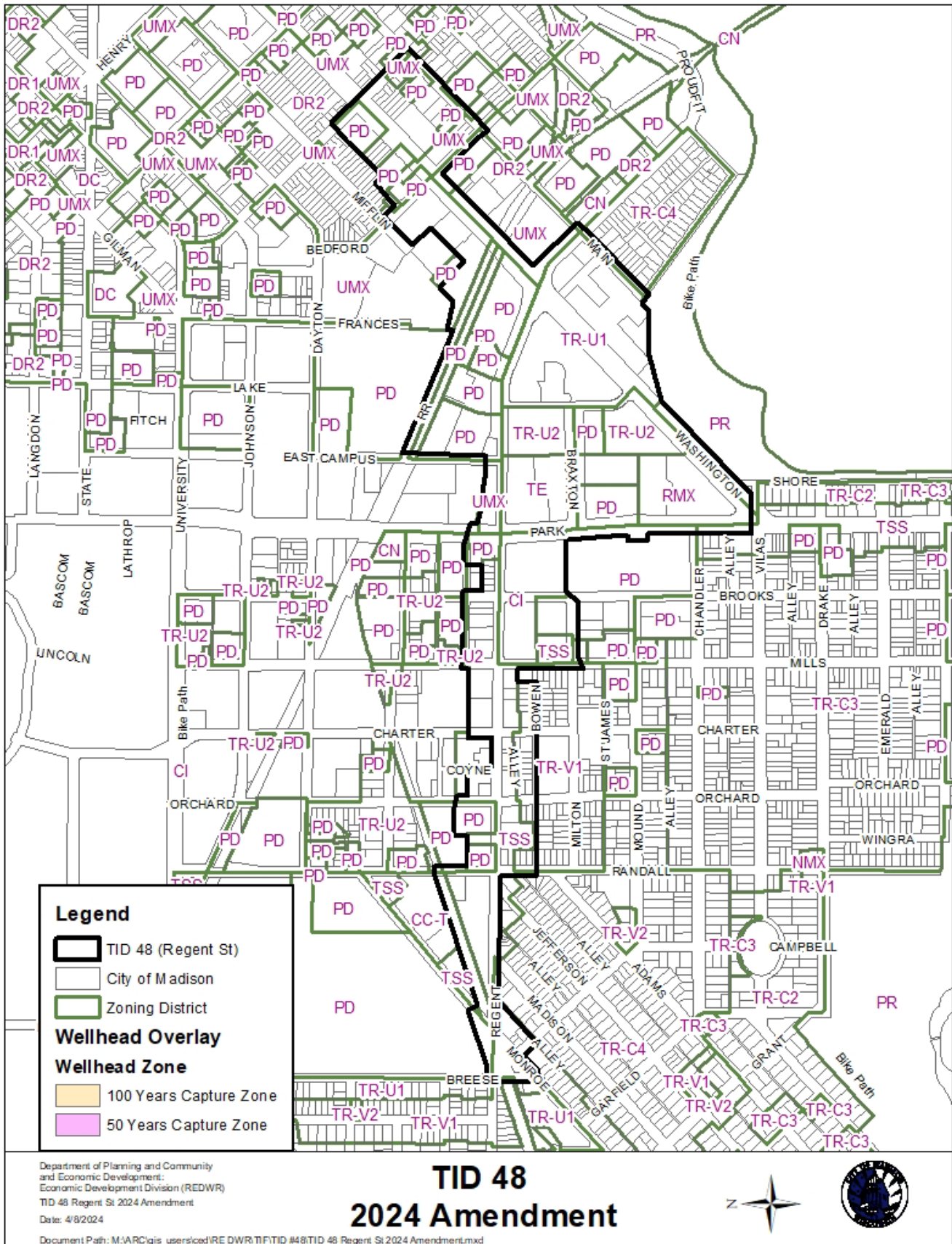
Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;

Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;  
Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;  
Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning**.

## District Boundary – 2025

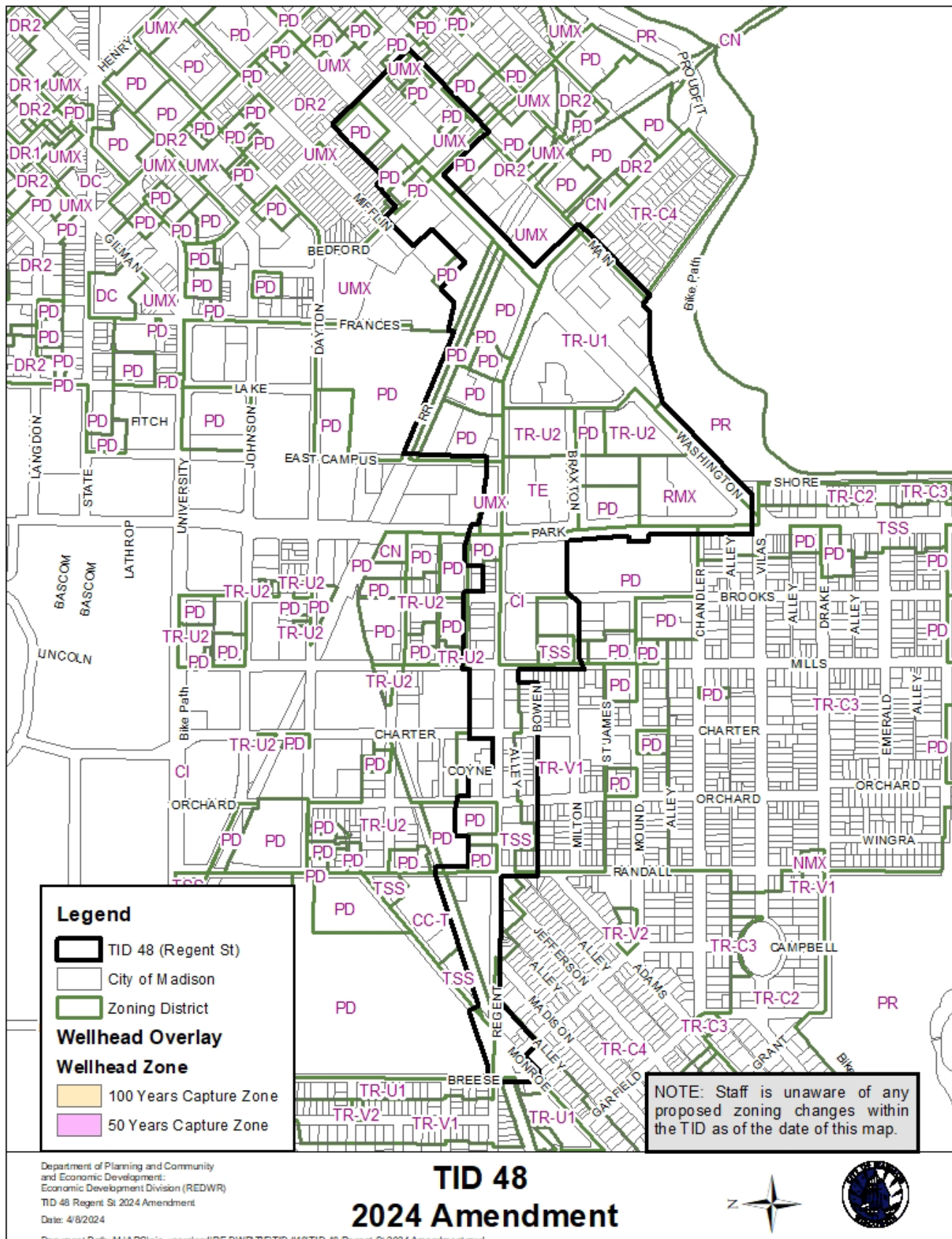


## Existing Zoning – 2025





## Proposed Zoning – 2025

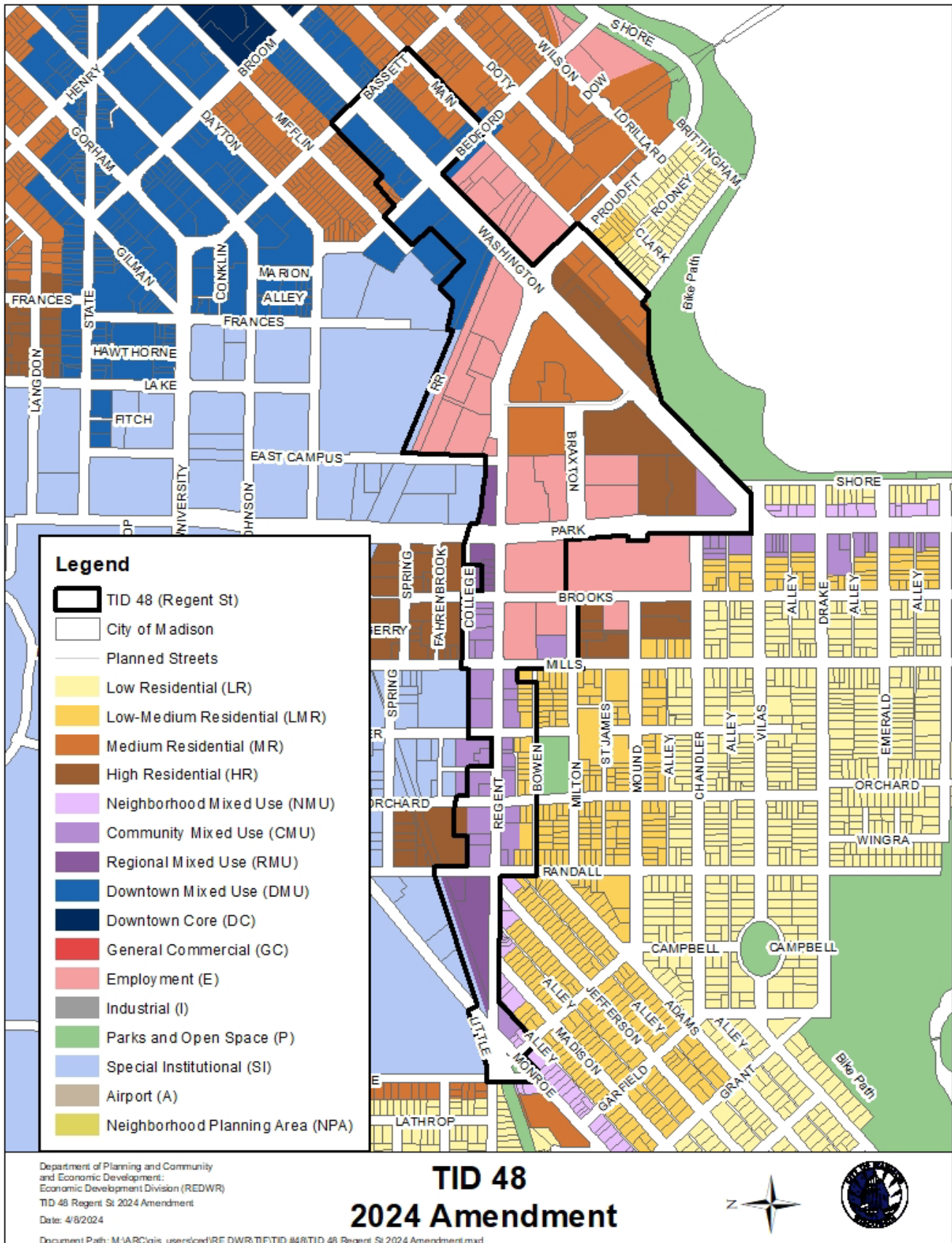


## 6/5/2025





## Proposed Land Use – 2025





## Office of the City Attorney

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Patricia A. Lauten, Deputy City Attorney

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June 5, 2025

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan Amendment for TIF District No. 48 - City of Madison (Regent St)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan for Tax Incremental Finance District No. 48, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles  
Assistant City Attorney



# City of Madison

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

## Master

**File Number: 88727**

**File ID:** 88727

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** 13122 TID 53 - 2025 Project Plan and Boundary  
Amendment

**Final Action:**

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

### Notes:

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

**Effective Date:**

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

**Enactment Number:**

**Author:** Terrell Nash, Real Estate Development Specialist

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						

### Text of Legislative File 88727

#### Fiscal Note

Fiscal note pending.

#### Title

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

#### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan and boundary for TID 53 was published in the Wisconsin State Journal on June 6, 2025, and June 13, 2025, as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 53; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan and boundary for TID 53; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 53 (East Wilson St) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 53 (East Wilson St) is under thirty-five (35%) percent.
7. Less than 35% of the land is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and boundary for TID 53 (East Wilson St), City of Madison, is hereby adopted as of January 1, 2025 as the



Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

Date Adopted: July 25, 2023  
Resolution Number: RES-23-00506  
Expenditure Deadline: July 25, 2038  
TID Expiration Date: July 25, 2043

**Project Plan and Boundary for  
TAX INCREMENTAL FINANCE DISTRICT 53  
(EAST WILSON)  
City of Madison**

**Prepared by:  
Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services**

**June 5, 2025**

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## **TAX INCREMENTAL FINANCE DISTRICT #53 (EAST WILSON ST.)**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment (2025) are highlighted in yellow.**

### **INTENT AND PURPOSE**

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #53 (East Wilson) as a mixed-use TID, for the purposes of capturing incremental value to fund public works improvements that will benefit the TID and the larger community. TID 53 will be generally located along the East Wilson Street corridor between Carroll and Blair streets, and includes other key development and redevelopment parcels east and southeast of the Capitol Square.

### **PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS**

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned PD, DC, and UMX. These zoning districts are suitable for mixed-use development.

#### **Consistency with the City of Madison Comprehensive Plan**

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 53 include, but are not limited to, the following:

##### **Land Use and Transportation**

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:

- Maintain downtown Madison as a major Activity Center for the region while improving access and inclusivity.
- Expand and improve the city’s pedestrian and bicycle networks to enable safe and convenient active transportation.

#### **Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

##### **Section 1: TIF Goals**

- A. Growing the property tax base.
- D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.

- G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
- I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

### Half Mile Rule

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 53. This will allow funds from TID 53 to be spent within a half mile of TID 53.

### Public Works Improvements

The City intends to complete multiple public works projects in TID 53. These projects include:

E. Wilson / W. Wilson:	\$3,600,000
S. Pinckney / S. Doty:	\$1,200,000
E. Main / Butler / Hancock	\$3,000,000
New John Nolen / Lake Monona Waterfront Infrastructure:	\$2,500,000

**Subtotal Estimated TIF Cost – Public Works Improvements: \$10,300,000**

### Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: \$0

### Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 53 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 53 for one year to benefit affordable housing and to improve housing stock. In the event that an affordable housing project is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, if necessary, the City will propose an amendment to this project plan and seek the necessary approvals from the Joint Review Board.

Estimated Cost: \$2,250,000

### Economic Development Assistance

#### **Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities. A TIF Loan is proposed for a 223-unit affordable housing project located a 501 East Washington Avenue.

Estimated Cost: \$0 \$1,666,000

#### **Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: \$0

### **Economic Development Assistance – Small Business Grants**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of small business TIF grants may be provided to private small business development projects TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities but requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

#### **Building Improvement Grants**

The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to \$50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

Estimated Cost: \$850,000

#### **Façade Grants**

The Façade Improvement Grant Program, was established to support and encourage small business to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is \$25,000.

Estimated Cost: \$290,000

#### **Commercial Ownership Assistance Program**

The Commercial Ownership Assistance program (COA) is a new City of Madison effort focused on helping business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The program will focus on assisting communities that have historically faced barriers to accessing capital to start or grow a business enterprise and own commercial properties. These targeted populations for this program include communities of color, immigrant communities, women, LGBTQ+, disabled residents, and veterans. The program will also prioritize investments that support businesses in under-invested geographic areas. The maximum loan amount is \$250,000.

Estimated Cost: \$500,000

**Subtotal Estimated TIF Cost – Small Business Grants \$1,640,000**

### **Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 53, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: \$500,000

**Total Project Costs: \$14,690,000 \$16,356,000**

### **Financing Costs**

6/5/2025



The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the \$13,660,000 **\$15,326,000** of estimated non-assessable project costs and an estimated \$3,756,000 **\$4,189,000** of financing cost.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

<b>TID #53</b>	<b>Proposed TIF Funded Non- Assessable Cost</b>	<b>Assessable/ Non-Project Costs</b>	<b>Total</b>	<b>Time Frame</b>
<b>Total Public Improvements</b>				
E. Wilson / W. Wilson	\$3,240,000	\$360,000	\$3,600,000	2023-2028
S. Pinckney / S. Doty	\$1,080,000	\$120,000	\$1,200,000	2023-2028
E. Main / Butler / Hancock	\$2,700,000	\$300,000	\$3,000,000	2023-2028
New John Nolen / Lake Monona Waterfront Infrastructure	\$2,250,000	\$250,000	\$2,500,000	2023-2028
<b>SUBTOTAL PUBLIC IMPROVEMENTS</b>	<b>\$9,270,000</b>	<b>\$1,030,000</b>	<b>\$10,300,000</b>	
Affordable Housing	\$2,250,000	\$0	\$2,250,000	2023-2028
Building Improvement Grants (BIG)	\$850,000	\$0	\$850,000	2023-2030
Façade Grants	\$290,000	\$0	\$290,000	2023-2030
Commercial Ownership Assistance	\$500,000	\$0	\$500,000	2023-2030
Administrative and Professional Costs	\$500,000	\$0	\$500,000	2023-2038
<b>TOTAL PROJECT COSTS</b>	<b>\$13,660,000</b>	<b>\$1,030,000</b>	<b>\$14,690,000</b>	
Finance Costs (financing costs for entire project plan)	\$3,756,000		\$3,756,000	2023-2038

<b>TID #53 (2025 Project Plan and Boundary Amendment)</b>	<b>Proposed TIF Funded Non- Assessable Cost</b>	<b>Assessable/ Non-Project Costs</b>	<b>Total</b>	<b>Time Frame</b>
Development Loans	\$1,666,000	\$0	\$1,666,000	2025-2028
<b>TOTAL PROJECT COSTS (2025 Amendment)</b>	<b>\$1,666,000</b>	<b>\$0</b>	<b>\$1,666,000</b>	<b>2025-2028</b>
<b>TOTAL PROJECT COSTS (Including Original Project Plan and 2025 (First) Amendment)</b>	<b>\$15,326,000</b>	<b>\$1,030,000</b>	<b>\$16,356,000</b>	<b>2025 - 2028</b>
Finance Costs (financing costs for entire project plan)	\$3,756,000 \$4,189,000		\$3,756,000 \$4,189,000	2025-2038

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2038. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 20 years, at which time the TID must close.

### TIF-Eligible Capital Budget

The cost of public improvements and other project costs is **\$16,356,000** ~~14,690,000~~. There are **\$1,030,000** of anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are \$1,030,000 of costs that are assessable to property owners, the **\$15,326,000** ~~13,660,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

### Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID 53 has multiple "generators" of tax increments, as described below.

- *121 E. Wilson*—Developer is constructing a 337-unit market-rate housing project at an estimated incremental value of approximately \$41.3M.
- *408 E. Washington*—Developer is constructing a 48-unit apartment development generates an estimated \$1.2M incremental value.
- *St. John's Redevelopment Site*—Developer is constructing 130 units of affordable housing at an estimated incremental value of approximately \$14.6M.
- *317 E. Wilson*—Developer proposes construction of a 45-room boutique hotel, generating an estimated \$1.5M of incremental value.

**Total Estimated Incremental Value: \$60,205,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **\$182,078,000**. This value includes the **\$60,205,000** generated from projects outlined above, along with an additional **\$121,873,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **\$33,041,000**. The present value of the total incremental revenues that are anticipated to be generated is **\$14,600,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 53 may, therefore, be less than the amount shown in the Project Plan.

#### **Estimate of Economic Feasibility, TIF Generator(s) – (2025 Amendment)**

TIF Policy requires a proposed TID have an economic “generator” i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a “speculative TID”. TID 53 has multiple “generators” of tax increments, as described below:

- *501 East Washington Avenue*—Developer is constructing a 223-unit affordable housing project at an estimated incremental value of \$25,310,000.
- *Embassy Suites Hotel, 231 S. Pinckney St.*—Developer constructed a 262-room hotel that was assessed in 2024 for \$25,960,000. The base value of the site was \$0 as it was the former City-owned Government East parking garage. Therefore, the incremental value of the project is \$25,960,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **\$235,304,000**. This value includes the **\$51,270,000** generated from projects outlined above, along with an additional **\$183,034,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over the remaining 18 years) of the TID should total approximately **\$36,779,000**. The present value of the total incremental revenues that are anticipated to be generated is **\$17,577,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 53 may, therefore, be less than the amount shown in the Project Plan.

#### Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **\$4,189,000 3,756,000**.

## **PROMOTION OF ORDERLY LAND DEVELOPMENT**

The area in this TID is identified for “Downtown Core” and “Medium Density Residential” land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

<https://imagine-madison-wi.com/sites/imagine-madison-wi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

TID 53 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID 53 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

### **Potential Areas for Development**

The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

### **Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan’s economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City’s practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the “Estimate of Economic Feasibility, TIF Generators” section of this project plan), the City estimates that these TIF Generators will create **\$60,205,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value within the TID) generated over the 20-year life of the district is estimated at approximately **\$182,078,000**. This growth is estimated to generate approximately **\$33,041,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **\$14,600,000**.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City’s acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

### Madison TID #54 Boundary Description East Wilson St

A parcel of land located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 7 North, Range 9 East and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the most northerly corner of Lot 1 of Certified Survey Map (CSM) No. 15680 recorded as Document No. 5718436 being along the southwesterly right-of-way of Franklin Street;

Thence southeasterly 132 feet more or less along the northeasterly line of said CSM No. 15680 being the southwesterly right-of-way of Franklin Street to the most easterly corner of CSM No. 15680 and being the southwesterly right-of-way of Franklin Street and the northwesterly right-of-way of E. Washington Avenue;

Thence northeasterly 66 feet more or less along the northerly right-of-way of E. Washington Avenue to the southwesterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 264 feet more or less along the northwesterly right-of-way of E. Washington Avenue and southeasterly line of Block 117 to the southeasterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 66 feet more or less along the northwesterly right-of-way of E. Washington Avenue to the southwesterly corner of Block 121 of the Plat of Madison, The Capitol of Wisconsin and the northeasterly right-of-way of Blair Street;

Thence southeasterly 334.5 feet more or less along the southerly extension of the southwesterly line of Block 121 to the southwesterly corner of Certified Survey Map (CSM) No. 14663 recorded as Document No. 5374612 being on the northeasterly right-of-way of Blair Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 5 of Block 116 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Blair Street;

Thence southwesterly 264 feet more or less along the southeasterly line of Lots 5 and 10 of Block 116 of the Plat of Madison, The Capitol of Wisconsin to the southwesterly corner of said Lot 10 also being the northeasterly right-of-way of Franklin Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 3 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Franklin Street;

Thence northwesterly 110 feet more or less along the southwesterly right-of-way of Franklin Street and the northeasterly line of Block 267 of the Plat of Madison, The Capitol of Wisconsin to the southeasterly corner of lands described in Warranty Deed No.5373629;

Thence southwesterly 49.5 feet to the southwesterly corner of lands described in Warranty Deed No.5373629;

Thence northwesterly parallel with the northeasterly line of said Block 267, 88 feet more or less to the northwesterly corner of lands described in Warranty Deed No.5373629, the northwesterly line of Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of E. Washington Avenue;

Thence southwesterly 148.5 feet more or less along the northwesterly line of said Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly right-of-way of E. Washington Avenue to the most westerly corner of said Lot 1 of Block 267 also being the intersection of southeasterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Hancock Street;

Thence southeasterly 330 feet more or less along the southwesterly line of Lots 1 through 5 of said Block 267 of the Plat of Madison, The Capitol of Wisconsin to the most southerly corner of said Lot 5 and being the intersection of the northeasterly right-of-way of Hancock Street and the northwesterly right-of-way of Main Street;

Thence continuing southeasterly 66 feet across the said right-of-way of Main Street to the most westerly corner of Lot 1 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66 feet across the said right-of-way of Hancock Street to the most northerly corner of Lot 1 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Hancock Street and the southeasterly right-of-way of Main Street;

Thence southwesterly 264 feet more or less along the northwesterly line of Lots 1 and 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin being along the southeasterly right-of-way of Main Street to the most westerly corner of said Lot 18 of Block 114 and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Butler Street;

Thence southeasterly 569.5 feet more or less along the southwesterly line of Lots 10 through 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin to a point on the southwesterly line of said Lot 10 being 41.5 feet more or less

southeasterly of the most westerly corner of said Lot 10 measured along the southwesterly line of said Lot 10 and being the intersection of the northeasterly right-of-way of Butler Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street to a point lying 46 feet southeasterly as measured perpendicular to the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin with the point being 66 feet southwesterly of the northeasterly line of said Lot 10 measured perpendicular to the said northeasterly line;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to a point on the northeasterly line of said Lot 10 lying 46 feet southeasterly of the most northerly corner of said Lot 10 measured along the said northeasterly line of Lot 10;

Thence continuing northeasterly 99 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 9 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said northwesterly right-of-way of Wilson Street;

Thence northeasterly 33 feet more or less along the said northwesterly right-of-way of Wilson Street to a point on the northeasterly line of said Lot 9 of Block 114 of the Plat of Madison, The Capitol of Wisconsin being 52 feet southeast of the most northerly corner of said Lot 9 measured along the northeasterly line of said Lot 9 and being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet more or less across Hancock Street to the most southerly corner of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of Wilson Street and the northeasterly right-of-way of Hancock Street;

Thence northeasterly 129 feet more or less along the northwesterly right-of-way of Wilson Street being along the southeasterly line of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin being to a point 69 feet southwesterly of the most easterly corner of said Lot 9 measured along the said southeasterly line of said Lot 9 also being the most southerly corner of Cardinal Condominium as recorded in Document No. 1894944;

Thence northwesterly 118 feet more or less along the southwesterly line of the said Cardinal Condominium to the most westerly corner of the said Cardinal Condominium;

Thence northeasterly 69 feet more or less along the northwesterly line of the said Cardinal Condominium to the most northerly corner of the said Cardinal Condominium and being along the southwesterly right-of-way of Franklin Street;

Thence northeasterly 66 feet more or less across Franklin Street to the most southerly corner of the Germania Condominium recorded as Document No. 3012054;

Thence northeasterly 58.15 feet more or less along the southeasterly line of the said Germania Condominium being perpendicular to the northeasterly right-of-way of Franklin Street to an angle point in the said southeasterly line;

Thence northwesterly 8.08 feet more or less along the said southeasterly line of the Germania Condominium to a point of curvature in the said southeasterly line;

Thence northerly 9.36 feet more or less on a chord of a curve to the right having a radius of 7.2 feet being along the said southeasterly line of the Germania Condominium to a point of tangency;

Thence northeasterly 12.34 feet more or less along the said southeasterly line of the Germania Condominium to the most easterly corner of the said Germania Condominium;

Thence northwesterly 203.99 feet more or less along the northeasterly line of the said Germania Condominium and being parallel with the said northeasterly right-of-way of Franklin Street to the most northerly corner of the said Germania Condominium also being a point on the northwesterly line of Lot 5 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 186.42 feet more or less along the northwesterly line of Lots 5 and 14 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 14 and being on the southwesterly right-of-way of Blair Street;

Thence southeasterly 330 feet more or less along the northeasterly line of said Block 115 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 10 of the said Block 115;

Thence south-southeasterly 105 feet more or less to the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence south-southeasterly 125 feet more or less along the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT) to a point on the southerly right-of-way of Wilson Street also being the northwest corner of the railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence southwesterly 373.39 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point on the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66.77 feet across Hancock Street to the northwesterly corner of the former railroad parcel currently owned by WDOT;

Thence southwesterly 164.26 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point of tangency along the said northwesterly right-of-way line;



Thence southwesterly 158.65 feet more or less along the said northwesterly right-of-way line of the railroad now owned by WDOT to an angle point in the said northwesterly right-of-way line;

Thence northwesterly 13.75 feet more or less to the most easterly corner of the lands conveyed from the WDOT to the City of Madison in Document No. 5318247;

Thence southwesterly 105.60 feet more or less along a 1947.32-foot radius curve to the right being the southeasterly boundary of the lands described in Document No. 5318247;

Thence northwesterly 15.11 feet more or less along the southwest line of the lands described in Document No. 5318247 to the most easterly corner of the First Addendum to Marina Condominiums recorded as Document No. 4218803 and the northwesterly right-of-way line of the railroad now owned by WDOT;

Thence southwesterly 1489 feet more or less along the northwesterly right-of-way of the railroad now owned by WDOT also being along the southeasterly line of First Addendum to Marina Condominiums recorded as Document No. 4218803 and said southeasterly line extended southwesterly to a point on the northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southeasterly 5.64 feet more or less along the said northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin also being along the northwesterly right-of-way of the said railroad now owned by the WDOT;

Thence southwesterly 132.50 feet along the said northwesterly right-of-way of the railroad now owned by WDOT to a point on the southwesterly line of Lot 7 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly 250 feet more or less along the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to the most westerly corner of said Lot 7 also being on the southeasterly right-of-way of Wilson Street;

Thence northwesterly 66 feet across Wilson Street along the northwesterly extension of the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to a point on the southeasterly line of CSM No. 15409 recorded as Document No. 5593589 and being on the northwesterly right-of-way of Wilson Street;

Thence northeasterly 200 feet more or less along the said northwesterly right-of-way of Wilson Street and being on the southeasterly line of said CSM No. 15409 and the Carpenter Condominiums recorded as Document No. 3193640 to the most easterly corner of the said Carpenter Condominiums also being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Carroll Street;

Thence northeasterly 66 feet across Carroll Street to the most southerly corner of Block 85 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northeasterly right-of-way of Carroll Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of said Block 85 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Block 85 and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Martin Luther King Jr. Blvd.;

Thence northeasterly 132 feet across Martin Luther King Jr. Blvd. to the most southerly corner of Lot 1 of CSM No. 14577 recorded as Document No. 5348219 also being the most southerly corner of Block 88 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northeasterly right-of-way of Martin Luther King Jr. Blvd and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of Lots 1 and 2 of said CSM No. 14577 and being the northwesterly right-of-way line of Wilson Street to the most easterly corner of said Lot 2 of CSM No. 14577 also being the most easterly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Pinckney Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Lot 2 of CSM No. 14577 and being on the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Lot 2 also being the most northerly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Doty Street;

Thence northwesterly 66 feet across Doty Street to the most easterly corner of Block 89 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Doty Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Block 89 of the Plat of Madison, The Capitol of Wisconsin and being along the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Block 89 and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Main Street;

Thence northwesterly 66 feet across Main Street to the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Main Street;

Thence northeasterly 66 feet across Pinckney Street to the most southerly corner of Block 102 Condominium Plat recorded as Document No. 4583981 and being the most southerly corner of Block 102 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the northeasterly right-of-way of Pinckney Street;

Thence northeasterly 264 feet more or less along the southeasterly line of said Block 102 Condominium Plat and being along the northwesterly right-of-way of Main Street to the most easterly corner of the said Block 102 Condominium Plat also being the most easterly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the southwesterly right-of-way of Webster Street;  
Thence northwesterly 330 feet more or less along the northeasterly line of said Block 102 Condominium Plat and being along the southwesterly right-of-way of Webster Street to the most northerly corner of said Block 102 Condominium Plat also being the most northerly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Webster Street and the southeasterly right-of-way of E. Washington Avenue;

Thence northwesterly 132 feet across E. Washington Avenue to the most easterly corner of Block 101 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Webster Street;

Thence northeasterly 66 feet across Webster Street to the most southerly corner of CSM No. 14032 recorded as Document No. 5175143 also being the most southerly corner of Block 109 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Webster Street;

Thence northeasterly 264.5 feet more or less along the southeasterly line of said Block 109 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly line of said CSM No. 14032 and the Stewart Subdivision recorded as Document No. 264341 and being along the northwesterly right-of-way of E. Washington Avenue to the most easterly corner of Lot 3 of the said Stewart Subdivision and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Butler Street;

Thence northeasterly 66 feet across Butler Street to the most southerly corner of Block 112 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Butler Street;

Thence northeasterly 100 feet more or less along the southeasterly line of said Block 112 of the Plat of Madison, The Capitol of Wisconsin being along the northwesterly right-of-way of E. Washington Avenue to a point on the northeasterly line of the Southwest 34 feet of Lot 7 of said Block 112;

Thence northwesterly 132 feet more or less along the said northeasterly line of the Southwest 34 feet of said Lot 7 of Block 112 of the Plat of Madison, The Capitol of Wisconsin to a point on the northwesterly line of said Lot 7;

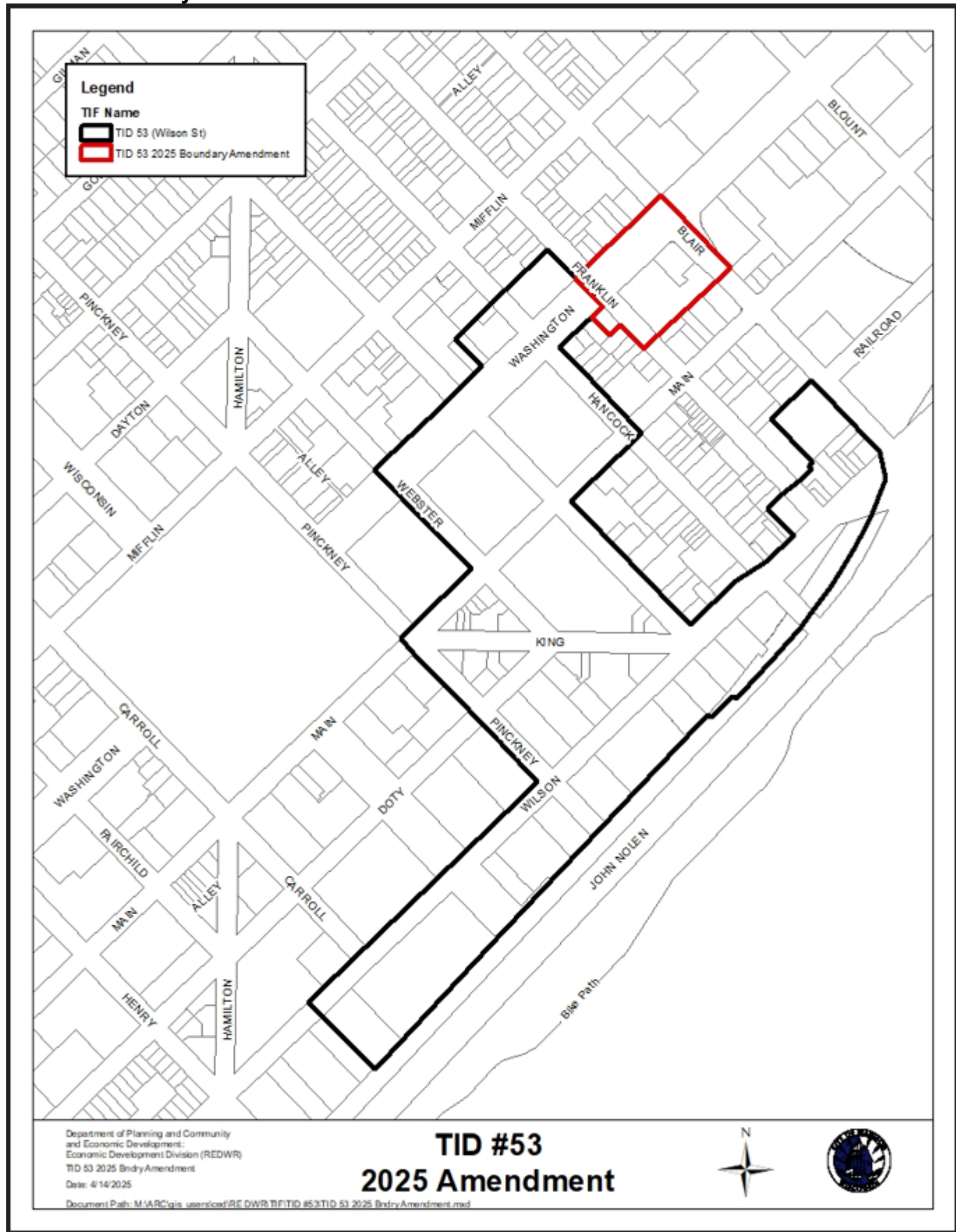
Thence northeasterly 164 feet more or less along the northwesterly line of Lots 5, 6, and 7 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 5 and being on the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet across Hancock Street to the most westerly corner of said Lot 1 of CSM No. 15680 and being on the northeasterly right-of-way of Hancock Street;

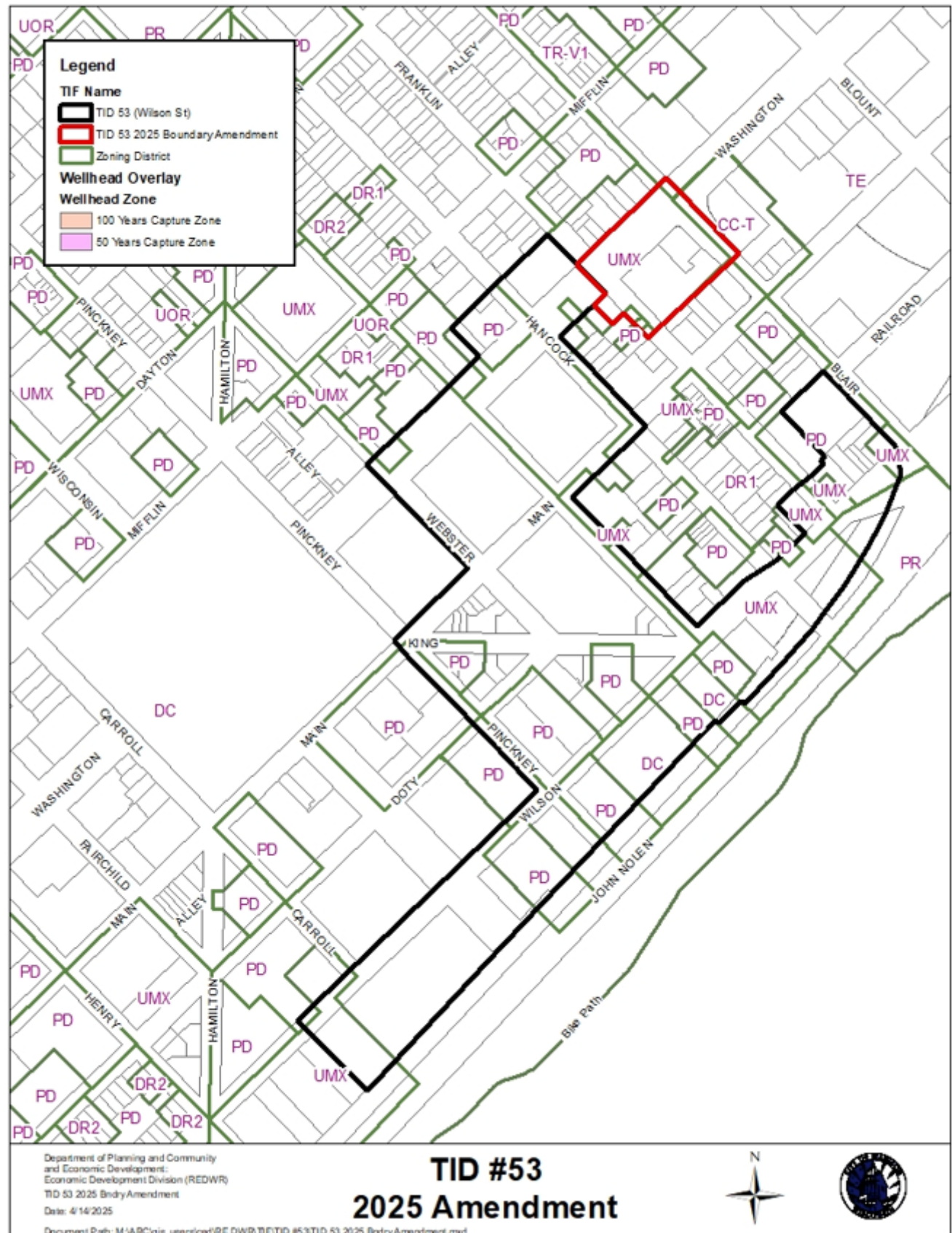
Thence northeasterly 198 feet more or less along the northwesterly line of said Lot 1 of CSM No. 15680 to the Point of Beginning.

*NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 53 boundary.*

## District Boundary – 2025

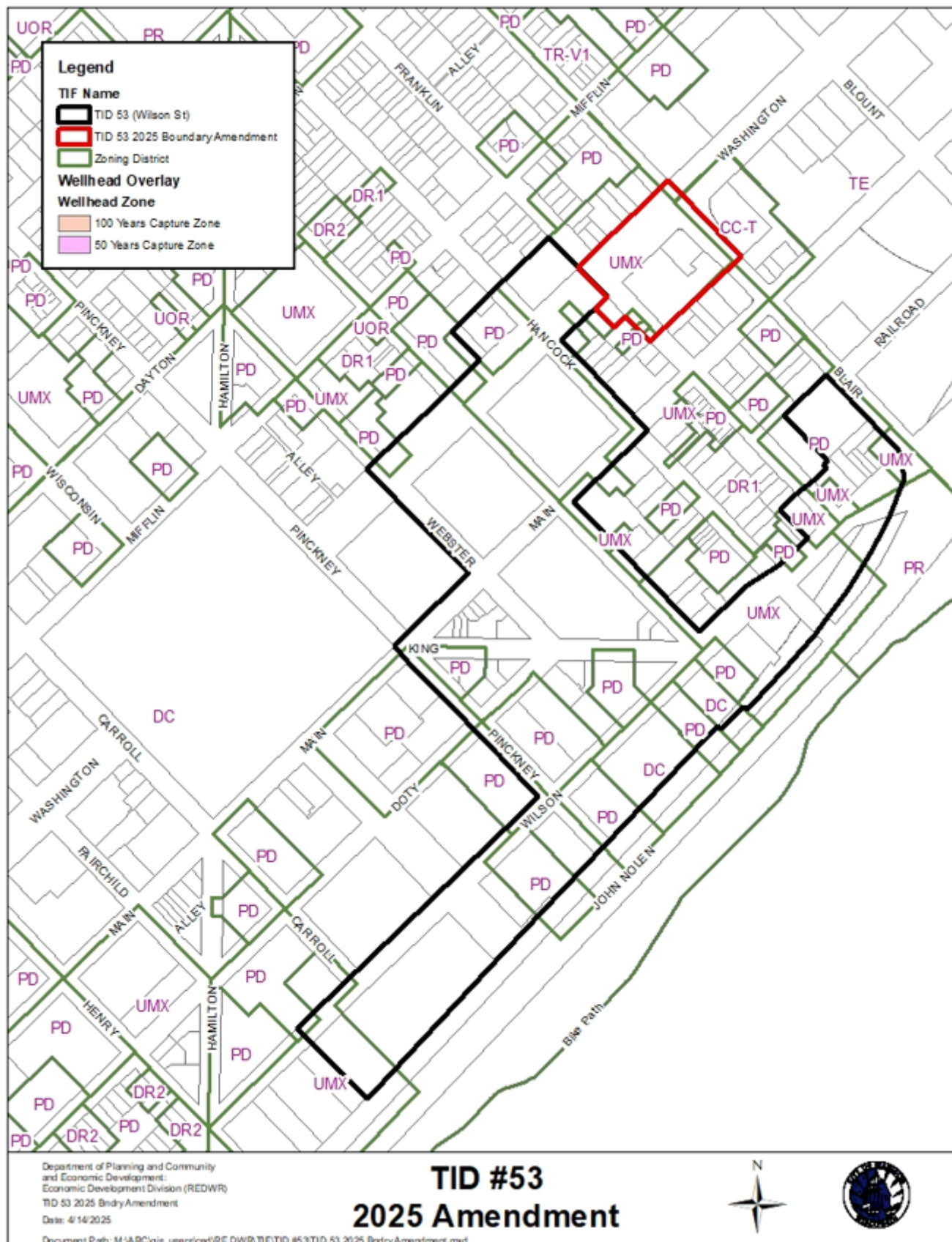


## Existing Zoning – 2025

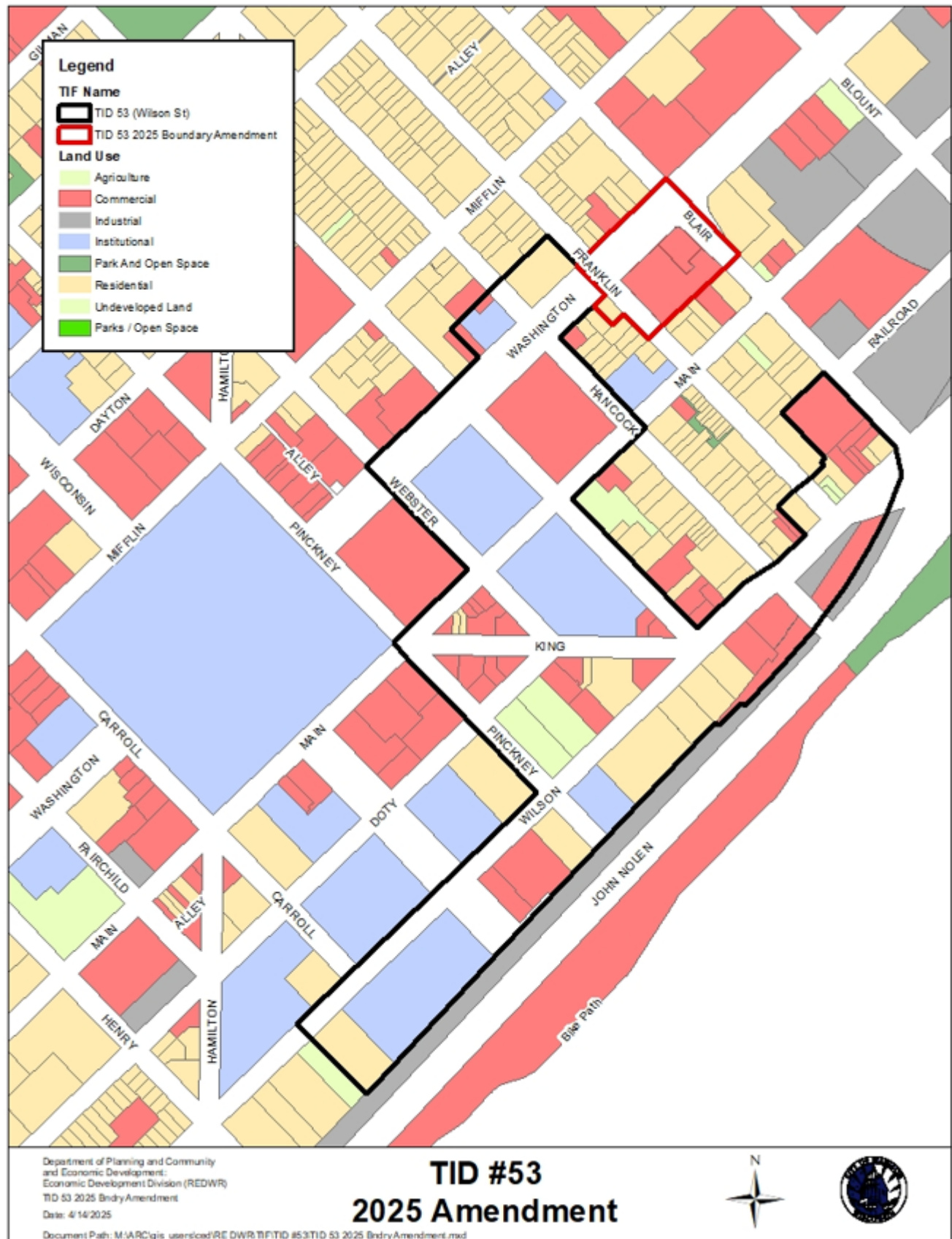




## Proposed Zoning – 2025

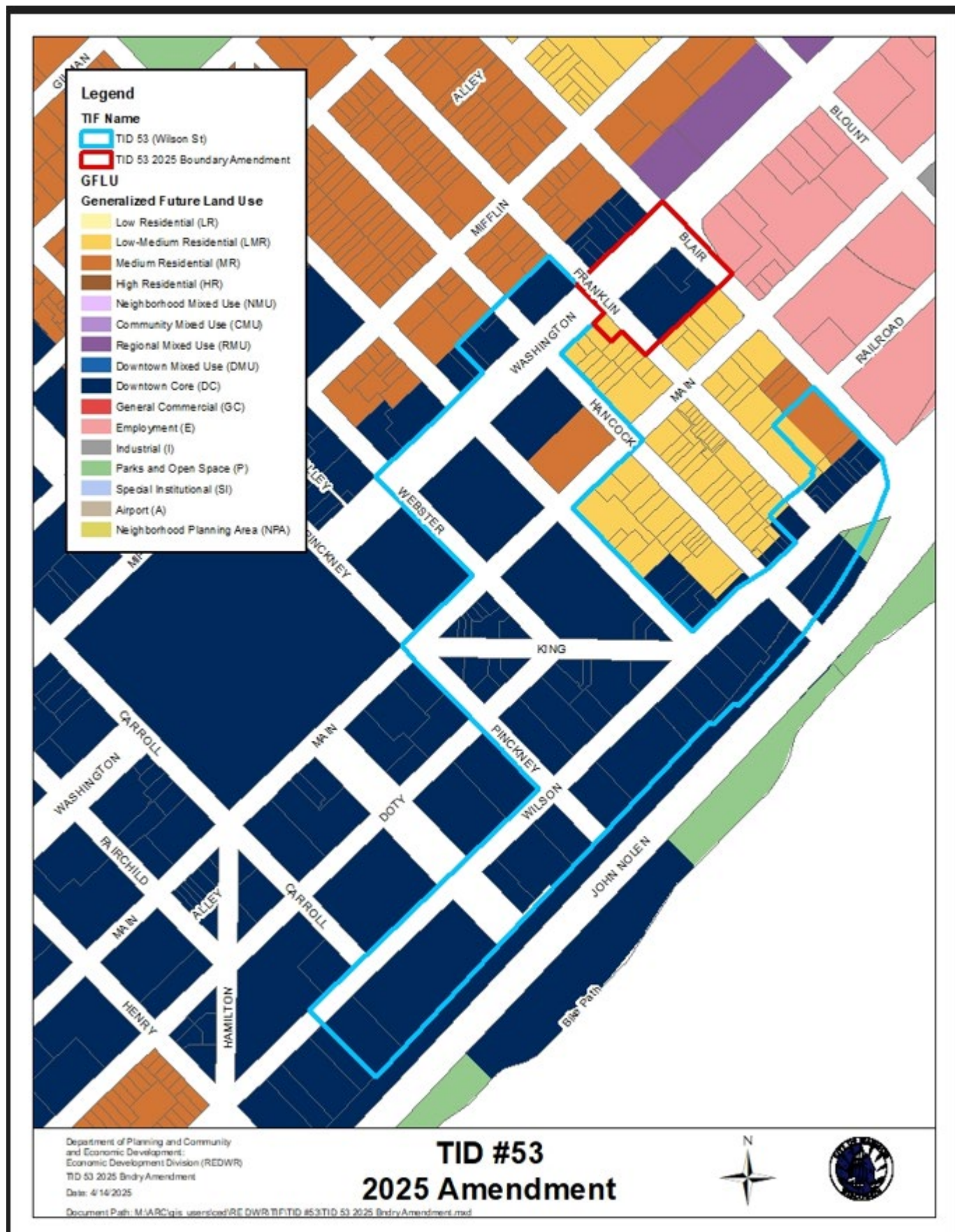


## Existing Land Use – 2025

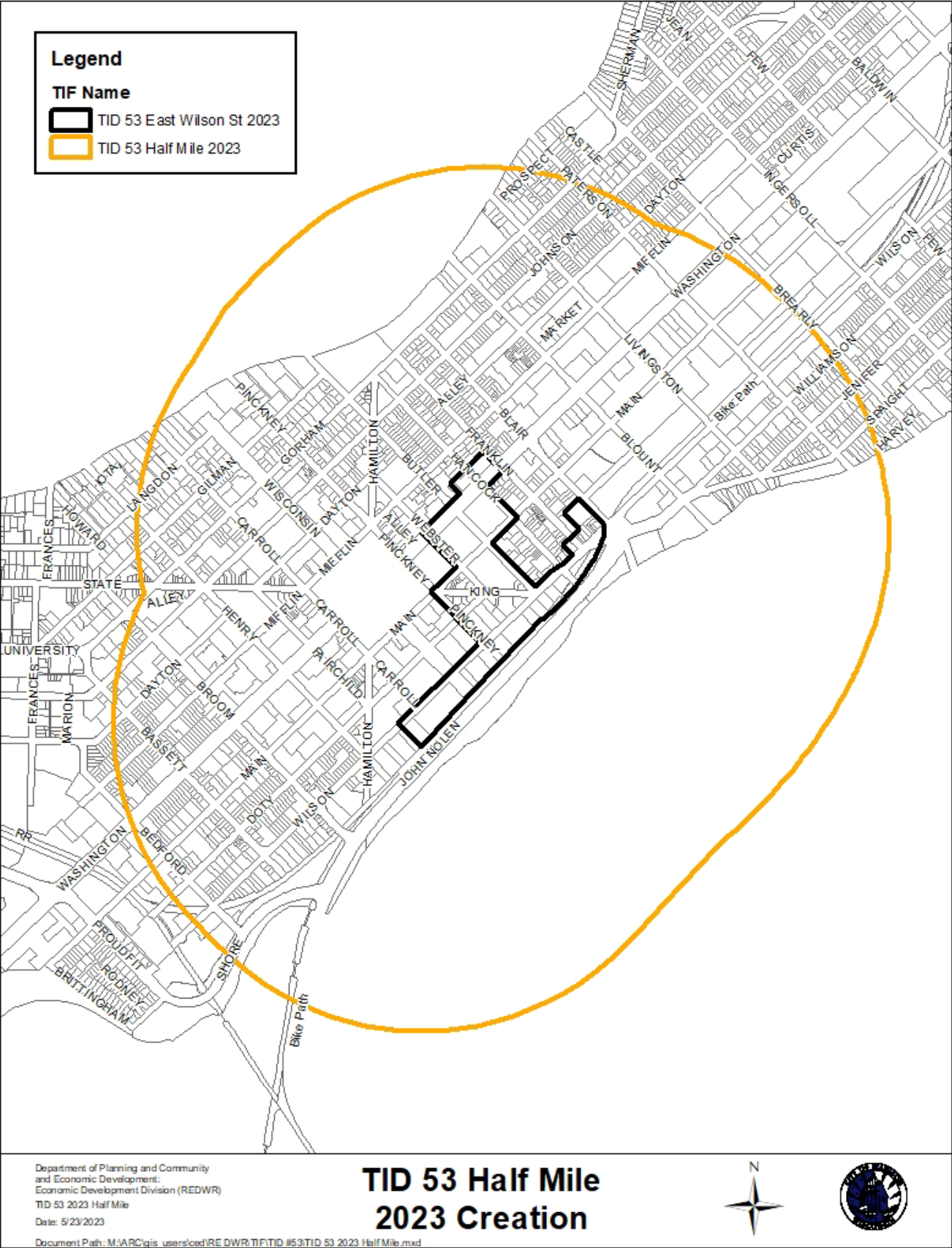




## Proposed Land Use – 2025



Half Mile Boundary– 2025



## City Attorney Opinion Letter



### Office of the City Attorney

Michael R. Haas, City Attorney

Patricia A. Lauten, Deputy City Attorney

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June 5, 2025

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan Amendment for TIF District No. 53 - City of Madison (East Wilson)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan and Boundary for Tax Incremental Finance District No. 53, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew D. Robles".

Matthew D. Robles Assistant City  
Attorney



## LEGAL DESCRIPTION - TID # 53 (EAST WILSON ST)

A parcel of land located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 7 North, Range 9 East and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the most northerly corner of Lot 1 of Certified Survey Map (CSM) No. 15680 recorded as Document No. 5718436 being along the southwesterly right-of-way of Franklin Street;

Thence southeasterly 132 feet more or less along the northeasterly line of said CSM No. 15680 being the southwesterly right-of-way of Franklin Street to the most easterly corner of CSM No. 15680 and being the southwesterly right-of-way of Franklin Street and the northwesterly right-of-way of E. Washington Avenue;

Thence northeasterly 66 feet more or less along the northerly right-of-way of E. Washington Avenue to the southwesterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 264 feet more or less along the northwesterly right-of-way of E. Washington Avenue and southeasterly line of Block 117 to the southeasterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 66 feet more or less along the northwesterly right-of-way of E. Washington Avenue to the southwesterly corner of Block 121 of the Plat of Madison, The Capitol of Wisconsin and the northeasterly right-of-way of Blair Street;

Thence southeasterly 334.5 feet more or less along the southerly extension of the southwesterly line of Block 121 to the southwesterly corner of Certified Survey Map (CSM) No. 14663 recorded as Document No. 5374612 being on the northeasterly right-of-way of Blair Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 5 of Block 116 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Blair Street;

Thence southwesterly 264 feet more or less along the southeasterly line of Lots 5 and 10 of Block 116 of the Plat of Madison, The Capitol of Wisconsin to the southwesterly corner of said Lot 10 also being the northeasterly right-of-way of Franklin Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 3 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Franklin Street;

Thence northwesterly 110 feet more or less along the southwesterly right-of-way of Franklin Street and the northeasterly line of Block 267 of the Plat of Madison, The Capitol of Wisconsin to the southeasterly corner of lands described in Warranty Deed No.5373629;

Thence southwesterly 49.5 feet to the southwesterly corner of lands described in Warranty Deed No.5373629;

Thence northwesterly parallel with the northeasterly line of said Block 267, 88 feet more or less to the northwesterly corner of lands described in Warranty Deed No.5373629, the northwesterly line of Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of E. Washington Avenue;

Thence southwesterly 148.5 feet more or less along the northwesterly line of said Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly right-of-way of E.

Washington Avenue to the most westerly corner of said Lot 1 of Block 267 also being the intersection of southeasterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Hancock Street;

Thence southeasterly 330 feet more or less along the southwesterly line of Lots 1 through 5 of said Block 267 of the Plat of Madison, The Capitol of Wisconsin to the most southerly corner of said Lot 5 and being the intersection of the northeasterly right-of-way of Hancock Street and the northwesterly right-of-way of Main Street;

Thence continuing southeasterly 66 feet across the said right-of-way of Main Street to the most westerly corner of Lot 1 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66 feet across the said right-of-way of Hancock Street to the most northerly corner of Lot 1 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Hancock Street and the southeasterly right-of-way of Main Street;

Thence southwesterly 264 feet more or less along the northwesterly line of Lots 1 and 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin being along the southeasterly right-of-way of Main Street to the most westerly corner of said Lot 18 of Block 114 and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Butler Street;

Thence southeasterly 569.5 feet more or less along the southwesterly line of Lots 10 through 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin to a point on the southwesterly line of said Lot 10 being 41.5 feet more or less southeasterly of the most westerly corner of said Lot 10 measured along the southwesterly line of said Lot 10 and being the intersection of the northeasterly right-of-way of Butler Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street to a point lying 46 feet southeasterly as measured perpendicular to the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin with the point being 66 feet southwesterly of the northeasterly line of said Lot 10 measured perpendicular to the said northeasterly line;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to a point on the northeasterly line of said Lot 10 lying 46 feet southeasterly of the most northerly corner of said Lot 10 measured along the said northeasterly line of Lot 10;

Thence continuing northeasterly 99 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 9 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said northwesterly right-of-way of Wilson Street;

Thence northeasterly 33 feet more or less along the said northwesterly right-of-way of Wilson Street to a point on the northeasterly line of said Lot 9 of Block 114 of the Plat of Madison, The Capitol of Wisconsin being 52 feet southeast of the most northerly corner of said Lot 9 measured along the northeasterly line of said Lot 9 and being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet more or less across Hancock Street to the most southerly corner of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of Wilson Street and the northeasterly right-of-way of Hancock Street;

Thence northeasterly 129 feet more or less along the northwesterly right-of-way of Wilson Street being along the southeasterly line of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin

being to a point 69 feet southwesterly of the most easterly corner of said Lot 9 measured along the said southeasterly line of said Lot 9 also being the most southerly corner of Cardinal Condominium as recorded in Document No. 1894944;

Thence northwesterly 118 feet more or less along the southwesterly line of the said Cardinal Condominium to the most westerly corner of the said Cardinal Condominium;

Thence northeasterly 69 feet more or less along the northwesterly line of the said Cardinal Condominium to the most northerly corner of the said Cardinal Condominium and being along the southwesterly right-of-way of Franklin Street;

Thence northeasterly 66 feet more or less across Franklin Street to the most southerly corner of the Germania Condominium recorded as Document No. 3012054;

Thence northeasterly 58.15 feet more or less along the southeasterly line of the said Germania Condominium being perpendicular to the northeasterly right-of-way of Franklin Street to an angle point in the said southeasterly line;

Thence northwesterly 8.08 feet more or less along the said southeasterly line of the Germania Condominium to a point of curvature in the said southeasterly line;

Thence northerly 9.36 feet more or less on a chord of a curve to the right having a radius of 7.2 feet being along the said southeasterly line of the Germania Condominium to a point of tangency;

Thence northeasterly 12.34 feet more or less along the said southeasterly line of the Germania Condominium to the most easterly corner of the said Germania Condominium;

Thence northwesterly 203.99 feet more or less along the northeasterly line of the said Germania Condominium and being parallel with the said northeasterly right-of-way of Franklin Street to the most northerly corner of the said Germania Condominium also being a point on the northwesterly line of Lot 5 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 186.42 feet more or less along the northwesterly line of Lots 5 and 14 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 14 and being on the southwesterly right-of-way of Blair Street;

Thence southeasterly 330 feet more or less along the northeasterly line of said Block 115 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 10 of the said Block 115;

Thence south-southeasterly 105 feet more or less to the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence south-southeasterly 125 feet more or less along the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT) to a point on the southerly right-of-way of Wilson Street also being the northwest corner of the railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence southwesterly 373.39 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point on the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66.77 feet across Hancock Street to the northwesterly corner of the former railroad parcel currently owned by WDOT;

Thence southwesterly 164.26 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point of tangency along the said northwesterly right-of-way line;



Thence southwesterly 158.65 feet more or less along the said northwesterly right-of-way line of the railroad now owned by WDOT to an angle point in the said northwesterly right-of-way line;

Thence northwesterly 13.75 feet more or less to the most easterly corner of the lands conveyed from the WDOT to the City of Madison in Document No. 5318247;

Thence southwesterly 105.60 feet more or less along a 1947.32-foot radius curve to the right being the southeasterly boundary of the lands described in Document No. 5318247;

Thence northwesterly 15.11 feet more or less along the southwest line of the lands described in Document No. 5318247 to the most easterly corner of the First Addendum to Marina Condominiums recorded as Document No. 4218803 and the northwesterly right-of-way line of the railroad now owned by WDOT;

Thence southwesterly 1489 feet more or less along the northwesterly right-of-way of the railroad now owned by WDOT also being along the southeasterly line of First Addendum to Marina Condominiums recorded as Document No. 4218803 and said southeasterly line extended southwesterly to a point on the northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southeasterly 5.64 feet more or less along the said northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin also being along the northwesterly right-of-way of the said railroad now owned by the WDOT;

Thence southwesterly 132.50 feet along the said northwesterly right-of-way of the railroad now owned by WDOT to a point on the southwesterly line of Lot 7 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly 250 feet more or less along the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to the most westerly corner of said Lot 7 also being on the southeasterly right-of-way of Wilson Street;

Thence northwesterly 66 feet across Wilson Street along the northwesterly extension of the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to a point on the southeasterly line of CSM No. 15409 recorded as Document No. 5593589 and being on the northwesterly right-of-way of Wilson Street;

Thence northeasterly 200 feet more or less along the said northwesterly right-of-way of Wilson Street and being on the southeasterly line of said CSM No. 15409 and the Carpenter Condominiums recorded as Document No. 3193640 to the most easterly corner of the said Carpenter Condominiums also being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Carroll Street;

Thence northeasterly 66 feet across Carroll Street to the most southerly corner of Block 85 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northeasterly right-of-way of Carroll Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of said Block 85 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Block 85 and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Martin Luther King Jr. Blvd.;

Thence northeasterly 132 feet across Martin Luther King Jr. Blvd. to the most southerly corner of Lot 1 of CSM No. 14577 recorded as Document No. 5348219 also being the most southerly corner of Block 88 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northeasterly right-of-way of Martin Luther King Jr. Blvd and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of Lots 1 and 2 of said CSM No. 14577 and being the northwesterly right-of-way line of Wilson Street to the most easterly corner of said Lot 2 of CSM No. 14577 also being the most easterly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Pinckney Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Lot 2 of CSM No. 14577 and being on the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Lot 2 also being the most northerly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Doty Street;

Thence northwesterly 66 feet across Doty Street to the most easterly corner of Block 89 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Doty Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Block 89 of the Plat of Madison, The Capitol of Wisconsin and being along the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Block 89 and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Main Street;

Thence northwesterly 66 feet across Main Street to the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Main Street;

Thence northeasterly 66 feet across Pinckney Street to the most southerly corner of Block 102 Condominium Plat recorded as Document No. 4583981 and being the most southerly corner of Block 102 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the northeasterly right-of-way of Pinckney Street;

Thence northeasterly 264 feet more or less along the southeasterly line of said Block 102 Condominium Plat and being along the northwesterly right-of-way of Main Street to the most easterly corner of the said Block 102 Condominium Plat also being the most easterly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the southwesterly right-of-way of Webster Street;

Thence northwesterly 330 feet more or less along the northeasterly line of said Block 102 Condominium Plat and being along the southwesterly right-of-way of Webster Street to the most northerly corner of said Block 102 Condominium Plat also being the most northerly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Webster Street and the southeasterly right-of-way of E. Washington Avenue;

Thence northwesterly 132 feet across E. Washington Avenue to the most easterly corner of Block 101 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Webster Street;

Thence northeasterly 66 feet across Webster Street to the most southerly corner of CSM No. 14032 recorded as Document No. 5175143 also being the most southerly corner of Block 109 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Webster Street;

Thence northeasterly 264.5 feet more or less along the southeasterly line of said Block 109 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly line of said CSM No. 14032 and the Stewart Subdivision recorded as Document No. 264341 and being along the northwesterly right-of-way of E. Washington Avenue to the most easterly corner of Lot 3 of the said Stewart Subdivision and being the

intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Butler Street;

Thence northeasterly 66 feet across Butler Street to the most southerly corner of Block 112 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Butler Street;

Thence northeasterly 100 feet more or less along the southeasterly line of said Block 112 of the Plat of Madison, The Capitol of Wisconsin being along the northwesterly right-of-way of E. Washington Avenue to a point on the northeasterly line of the Southwest 34 feet of Lot 7 of said Block 112;

Thence northwesterly 132 feet more or less along the said northeasterly line of the Southwest 34 feet of said Lot 7 of Block 112 of the Plat of Madison, The Capitol of Wisconsin to a point on the northwesterly line of said Lot 7;

Thence northeasterly 164 feet more or less along the northwesterly line of Lots 5, 6, and 7 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 5 and being on the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet across Hancock Street to the most westerly corner of said Lot 1 of CSM No. 15680 and being on the northeasterly right-of-way of Hancock Street;

Thence northeasterly 198 feet more or less along the northwesterly line of said Lot 1 of CSM No. 15680 to the Point of Beginning.

*NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 53 boundary.*



# City of Madison

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

## Master

**File Number: 88728**

**File ID:** 88728

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** 13043 TID 55 Creation

**Final Action:**

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

### Notes:

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

**Effective Date:**

**Attachments:** 13043 TID 55 2025 Creation Project Plan v2.pdf, TID  
55 Legal Description.pdf

**Enactment Number:**

**Author:** Terrell Nash, Real Estate Development Specialist

**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	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						

### Text of Legislative File 88728

#### Fiscal Note

Fiscal note pending.

#### Title

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

#### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to create a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an

opportunity to express their views on the creation of the TID Project Plan and Boundary for TID 55 was published in the Wisconsin State Journal on June 6, 2025 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 55; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed creation of the Project Plan and Boundary for TID 55; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The project costs in the Project Plan relate directly to promoting mixed-use development
4. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
5. TID 55 (Voit) is hereby declared a mixed-use district.
6. Less than 35% of the TID is proposed for newly platted residential development. Newly platted residential development that is included in project costs will have a density of the residential housing that is at least 3 units per acre, meeting the requirements of Wis. Stat s. 66.1105(2)(f)3.
7. The percentage of territory devoted to retail businesses within TID 55 (Voit) is under thirty-five (35%) percent and is estimated to remain under 35% at the end of the expenditure period

BE IT STILL FURTHER RESOLVED that the attached Project Plan and Boundary for TID 55 (Voit), City of Madison, is hereby adopted as of January 1, 2025 as the Project Plan for said

District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.



Date Adopted: \_\_\_\_\_, 2023  
Resolution Number: RES-23-\_\_\_\_\_  
Expenditure Deadline: \_\_\_\_\_, 2038  
TID Expiration Date: \_\_\_\_\_, 2043

**Project Plan and Boundary for  
TAX INCREMENTAL FINANCE DISTRICT 55  
(VOIT)  
City of Madison**

**Prepared by:  
Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services**

**June 6, 2025**

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# **TAX INCREMENTAL FINANCE DISTRICT #55 (VOIT)**

## **INTENT AND PURPOSE**

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base, revitalize neighborhoods and expand housing options. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #55 (Voit) as a mixed-use TID, for the purposes of capturing incremental value to provide assistance on an as needed basis to projects within the proposed TID and to fund public works improvements that will benefit the TID and the larger community. TID 55 will be generally located along Milwaukee St, between Stoughton Rd (USH 151) and Fair Oaks Ave.

## **PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS**

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned CC-T, SE, SR-V2, CC, TR-C1, TR-V2, TR-U2, TR-U1, NMX, PR, PD. These zoning districts are suitable for mixed-use development.

### **Consistency with the City of Madison Comprehensive Plan**

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018, and updated in December 2023 and September 2024. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 55 include, but are not limited to, the following:

#### **Neighborhoods and Housing**

Goal: Madison will have a full range of quality and affordable housing opportunities throughout the City

Strategies:

- Create complete neighborhoods across the City where residents have access to transportation options and resources needed for daily living.
- Increase the amount of available housing

#### **Land Use and Transportation**

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:

- Expand and improve the city’s pedestrian and bicycle networks to enable safe and convenient active transportation.

## **Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

### **Section 1: TIF Goals**

- A. Growing the property tax base.
- D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.
- F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
- G. Funding public improvements that enhance development potential, improve the City’s infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
- I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

## **PROPOSED PROJECT COSTS**

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled “Detailed Estimate of Timing and Project Costs” that estimates the amount of cost paid with TIF.

### **Public Works Improvements**

The City does not intend to complete any public works projects in TID 55 at this time. However, Starkweather, LLC is developing the former Voit Farm property and plans to install public infrastructure at their cost, as required by the City’s infrastructure assessment policy. Funds have been set aside under the Development Loans category that might provide financial assistance to projects that demonstrate, to the City’s satisfaction, a gap, caused in whole or in part, by the cost of such infrastructure improvements.

**Subtotal Estimated TIF Cost – Public Works Improvements:**

**\$0**

### **Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost:

**\$0**

### **Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 55 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 55 for one year to benefit affordable housing and to improve housing stock. In the event that an affordable housing project is determined to need financial assistance and meets the City’s TIF Goals and Underwriting policies, if necessary, the City will propose an amendment to this project plan and seek the necessary approvals from the Joint Review Board.

Estimated Cost:

**\$0**

## **Economic Development Assistance**

### **Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, public infrastructure, landscaping and similar types of related activities.

Estimated Cost: \$3,887,000

### **Land Acquisition**

In order to construct the public improvements, and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels. It is the City’s intent to purchase Lots 6, 9, 10, and 13 from the Starkweather Plat. These lots will allow the City to construct so called “missing middle” housing opportunities.

Estimated Cost: \$4,165,000

## **Economic Development Assistance – Small Business Grants**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of small business TIF grants may be provided to private small business development projects TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities but requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

### **Building Improvement Grants**

The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to \$50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

Estimated Cost: \$0

### **Façade Grants**

The Façade Improvement Grant Program, was established to support and encourage small business to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is \$25,000.

Estimated Cost: \$0

### **Commercial Ownership Assistance Program**

The Commercial Ownership Assistance program (COA) is a new City of Madison effort focused on helping business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The program will focus on assisting communities that have historically faced barriers to accessing capital to start or grow a business enterprise and own commercial properties. These targeted populations for this program include communities of color, immigrant communities, women, LGBTQ+, disabled residents, and veterans. The program will also prioritize investments that support businesses in under-invested geographic areas. The maximum loan amount is \$250,000.

Estimated Cost: \$0

## **Subtotal Estimated TIF Cost – Small Business Grants**

**\$0**

6/6/2025

5

### **Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 55, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: \$500,000

**Total Project Costs: \$8,552,000**

### **Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the **\$8,552,000** of estimated non-assessable project costs and an estimated **\$2,351,000** financing cost.

## **DETAILED ESTIMATE OF TIMING AND PROJECT COSTS**

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

<b>TID #53</b>	<b>Proposed TIF Funded Non- Assessable Cost</b>	<b>Assessable/ Non-Project Costs</b>	<b>Total</b>	<b>Time Frame</b>
<b>Total Public Improvements</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>2025 - 2040</b>
<b>Development Loans</b>	\$3,887,000	\$0	\$3,887,000	2025 – 2040
<b>Land Acquisition</b>	\$4,165,000	\$0	\$4,165,000	2025 – 2040
Administrative and Professional Costs	\$500,000	\$0	\$500,000	2025 – 2040
<b>TOTAL PROJECT COSTS</b>	<b>\$8,552,000</b>	<b>\$0</b>	<b>\$8,552,000</b>	2025 – 2040
Finance Costs (financing costs for entire project plan)	\$2,351,000		\$2,351,000	2023-2038

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

## **SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY**

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**



### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2040. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 20 years, at which time the TID must close.

### TIF-Eligible Capital Budget

The cost of public improvements and other project costs is **\$8,552,000**. There are **no** anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no (\$0) costs that are assessable to property owners, the **\$8,552,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

### Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID 55 has multiple "generators" of tax increments, as described below.

- Lot 1—A 72-unit 4% LIHTC project, with an estimated incremental value of \$8,377,000.
- Lot 2—An 88-unit market-rate project, with an estimated incremental value of \$17,245,000.
- Lot 3—A 104-unit 4%LIHTC project, with an estimated incremental value of \$12,155,000.
- Lot 4—A 150-unit market-rate project, with an estimated incremental value of \$29,504,000.
- Lot 5 A 120-unit market-rate project, with an estimated incremental value of \$23,521,000.

### **Total Estimated Incremental Value: \$90,802,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **\$188,293,000**. This value includes the **\$90,802,000** generated from projects outlined above, along with an additional **\$97,491,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above. In the near-term such project costs may be funded through, and are supportable, by the City's general obligation borrowing.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the TID's life (i.e. the total amount of tax increments over 20 years) should total approximately **\$26,028,000**. The present value of the total incremental revenues that are anticipated to be generated is \$11,365,000, sufficient to pay for the **\$8,552,000 of project costs** identified in this Project Plan.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 55 may, therefore, be less than the amount shown in the Project Plan.

Assuming no change in economic conditions, the TID is projected to recover its proposed \$8,552,000 project cost in approximately 10 years, or the year 2035.

#### Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **\$2,351,000.**

## **PROMOTION OF ORDERLY LAND DEVELOPMENT**

The area in this TID is identified for Low-Medium Residential, Medium Density Residential, Community Mixed Use, Parks and Open Space, Low Residential, General Commercial, and Employment land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

<https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

TID 55 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

#### **Newly Platted Residential**

Approximately 14.65% of the area in TID 55 is identified for newly platted residential purposes.

The newly platted residential meets the following criteria under Wis. Stat. § 66.1105(2)(f)3.: the density of the residential housing is at least 3 units per acre.

## **EXPECTATIONS FOR DEVELOPMENT**

The expectations for development in TID 55 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

#### **Potential Areas for Development**

The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

#### **Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and

return the value increment to the overlying taxing jurisdictions in a shorter period of time. Based upon conservative estimates, the City believes that TID 55 will close in approximately ten (10) years, in 2035.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create \$90,800,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value within the TID) generated over the 20-year life of the district is estimated at approximately \$90,800,000. This growth is estimated to generate approximately \$26,028,000 of tax increments over the life of the TID. The estimated present value of these tax increments is \$11,365,000.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

### Madison TID #55 Boundary Description

A parcel of land located in the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 7 North, Range 10 East and the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the Northeast Corner of said Section 5; thence southerly along the east line of the Northeast Quarter of said Section 5 148 feet more or less to the southerly right-of-way of USH 30 and Commercial Avenue and the **Point of Beginning**;

Thence westerly 435 feet more or less along the southerly right-of-way of USH 30 and Commercial Avenue to the northeast corner of the west half of Lot 527 of First Addition to Clyde A. Gallagher Park Subdivision;

Thence southerly 120 feet more or less along the east line of the west half of Lots 527, 526, and 525 of First Addition to Clyde A. Gallagher Park Subdivision to the southeast corner of the west half of said Lot 525;

Thence westerly 67.5 feet along the south line of said Lot 525 to the southwest corner of said Lot 525, also being the northeast corner of Lot 431 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B;

Thence southerly 140 feet more or less along the east line of Lot 431 and 430 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B and the southerly extension thereof to a northwesterly corner of Lot 4 of CSM 9494, recorded in Volume 54 of Certified Surveys, Pages 124-126 as Document #3167139;

Thence westerly 40 feet along the north line of said Lot 4, being the southerly right-of-way of Furey Avenue, to a northwesterly corner of said Lot 4;

Thence southerly 142 feet more or less along the west line of said Lot 4 to the southwest corner of said Lot 4;

Thence southwesterly 126 feet more or less along the south line of Lot 3 of said CSM 9494, to the southwest corner of said Lot 3;

Thence southerly 32 feet more or less along the southerly extension of the west line of said Lot 3, being the easterly right-of-way of Jacobson Avenue, to the intersection of the easterly right-of-way of Jacobson Avenue and the northwesterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 40 feet more or less along the northwesterly right-of-way of the Wisconsin and Southern Railroad and the southeasterly right-of-way of Jacobson Avenue to a point on the centerline of Jacobson Avenue;

Thence southerly 119 feet more or less along the extension of the centerline of Jacobson Avenue to a point on the southeasterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 195 feet more or less along the southeasterly right-of-way of the Wisconsin and Southern Railroad a northwest corner of the lands described in Warranty Deed No. 5984804;

Thence southerly 300 feet more or less along the lands described in Warranty Deed No. 5984804 to the northeast corner of Lot 1 of CSM 13140, recorded in Volume 84, Pages 186-190 as Document #4778575;

Thence southwesterly 600 feet more or less along the north line of said Lot 1 to the northwest corner of said Lot 1, being a point on the easterly right-of-way of Fair Oaks Avenue;

Thence southerly and southwesterly 133 feet more or less along the southeasterly right-of-way of Fair Oaks Avenue, being the westerly line of said Lot 1, to a westerly corner of said Lot 1;

Thence southerly 530 feet more or less along the west line of the said Lot 1 and the southerly extension thereof to the north corner of Lot 23 of Sauthoff Plat;

Thence southwesterly 304 feet more or less along the northwesterly line of Lot 23 and Lot 19 of Sauthoff Plat to the southwest corner of said Lot 19, being a point on the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 112 feet more or less along the southwesterly line of Lot 18 of Sauthoff Plat and the southeasterly extension thereof, also being the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 135 feet more or less across Fair Oaks Avenue to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the northerly right-of-way of Milwaukee Street;

Thence southwesterly 133 feet more or less across Milwaukee Street to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the southerly right-of-way of Milwaukee Street, being a point on the southeast line of Lot 20, Block 2 of Thorp's Addition to Fair Oaks;

Thence southwesterly 298.9 feet more or less along the southeasterly line of said Block 2, being the northwesterly line of Fair Oaks Avenue, to the southeast corner of Lot 23, Block 2 of Thorp's Addition to Fair Oaks, being the intersection of the northerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence continuing southwesterly 86.9 feet more or less across Thorp Street to the northeast corner of Lot 12, Block 3 of Thorp's Addition to Fair Oaks, being the intersection of the southerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence southeasterly 74 feet more or less across Fair Oaks Avenue to the northernmost corner of Lot 1, Block 1 of Brookside, being the intersection of the southeasterly right-of-way of Fair Oaks Avenue and the southwesterly right-of-way of Thorp Street;

Thence southeasterly 285 feet more or less along the northeasterly line of Lots 1 through 7, Block 1 of Brookside to the northeasterly corner of Lot 7, Block 1 of Brookside;

Thence southeasterly 157 feet more or less to the northwest corner of Outlot "A" of Lansing Place;

Thence easterly 590.8 feet more or less along the north line of said Outlot "A", the easterly continuation thereof, and the north line of Block 10 of Lansing Place to a northeast corner of Lot 8, Block 10 of Lansing Place, being a point of curvature;

Thence easterly 91 feet more or less across Leon Street to the northwest corner Lot 15, Block 11 of Lansing Place, being the intersection of the southerly right-of-way of Milwaukee Street and the easterly right-of-way of Leon Street;

Thence northeasterly 113.8 feet more or less along the north line of Lot 15, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 15;

Thence easterly 81.8 feet more or less along the north line of Lot 16, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to a northeasterly corner of said Lot 16;

Thence easterly 106 feet more or less along the southerly right-of-way of Milwaukee Street, across Lansing Street to a northwesterly corner of Lot 16, Block 12 of Lansing Place, being a point of curvature on the southerly right-of-way of Milwaukee Street;

Thence easterly 123.4 feet more or less along the north line of said Block 12, being the southerly right-of-way of Milwaukee Street, to a northeast corner of Lot 18, Block 12 of Lansing Place;

Thence easterly 83 feet more or less across Harding Street to the intersection of the easterly right-of-way of Harding Street and the southerly right-of-way of Milwaukee Street;

Thence easterly 225 feet more or less along the southerly right-of-way of Milwaukee Street, being the north line of Lot 62 of Tilton Midlands and the westerly extension thereof, to a northeast corner of said Lot 62;

Thence easterly 96 feet more or less across Walter Street to a northwest corner of Lot 63 of Tilton Midlands, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 107.6 feet more or less along the north line of said Lot 63, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 63, being a point on the west line of the Northwest 1/4 of the Southwest 1/4 of said Section 4;

Thence southerly 157.5 feet more or less along the west line of the Northwest 1/4 of the Southwest 1/4 to the northwest corner of Lot 158 of the First Addition to Eastmorland;

Thence easterly 226.6 feet along the north line of Lots 158 and 157 of the First Addition to Eastmorland to the northeast corner of said Lot 157;

Thence northerly 163.6 feet more or less along the west line of Lots 136 and 134 of the First Addition to Eastmorland to the northwest corner of said Lot 134, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 484.2 feet along the north line of Lots 134, 133, 132, 131, 130, 129, and 102, being the southerly right-of-way of Milwaukee Street, to a northeast corner of said Lot 102;

Thence easterly 96 feet more or less across Schenk Street to a northwest corner of Lot 101 of the First Addition to Eastmorland, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 170.8 feet along the north line of said Lot 101, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 101;

Thence easterly 200 feet more or less along the southerly right-of-way of Milwaukee Street to the northwest corner of Lot 1 of CSM 15449, recorded in Volume 111 of CSMs on pages 86-98 as Document #5614135;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 177.00 feet;

Thence S 41°09'07" E along the westerly line of said CSM 15449, 96.89 feet;

Thence S 88°12'56" E along the westerly line of said CSM 15449, 99.99 feet;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 354.50 feet;

Thence S 88°26'43" E along the southerly line of said CSM 15449, 651.04 feet;

Thence S 01°22'37" W along the southerly line of said CSM 15449, 13.26 feet;

Thence N 88°12'45" E along the southerly line of said CSM 15449, 295.88 feet to the northwest corner of Lot 2 of CSM 4592, recorded as Document No. 1868394;

Thence S 00°38'00" W along the westerly line of said CSM 4592, 279.49 feet;

Thence N 88°55'29" E along the southerly line of said CSM 4592, 202.01 feet;

Thence S 00°38'00" W along the southerly extension of an easterly line of CSM 4592, 50 feet more or less to the north line of CSM 3352, recorded as Document No. 1647313;

Thence N 89°35'21" E along the north line of CSM 3352, 115 feet more or less to the westerly right-of-way of Dempsey Road;

Thence N 00°38'00" E along the westerly right-of-way of Dempsey Road and the northerly extension thereof, 578 feet more or less to the intersection of the easterly right-of-way of Dempsey Road and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 14°39'23" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 195 feet more or less;

Thence N 18°48'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 182.78 feet;

Thence northwesterly 200 feet more or less to the intersection of Milwaukee Street and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 02°10'51" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 16.65 feet;

Thence N 41°09'34" E along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 80.18 feet;

Thence N 02°58'31" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 166.57 feet;

Thence N 15°54'15" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 71.76 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 02°47'47" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 285.51 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 00°01'22" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 315.56 feet;

Thence N 25°11'20" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 108.91 feet to the south line of Madison Corporate Center, recorded as Document No. 2426494;

Thence S 87°48'39" W along the south line of Madison Corporate Center, 693.47 feet to the center of Regas Road;

... (end BLT section)

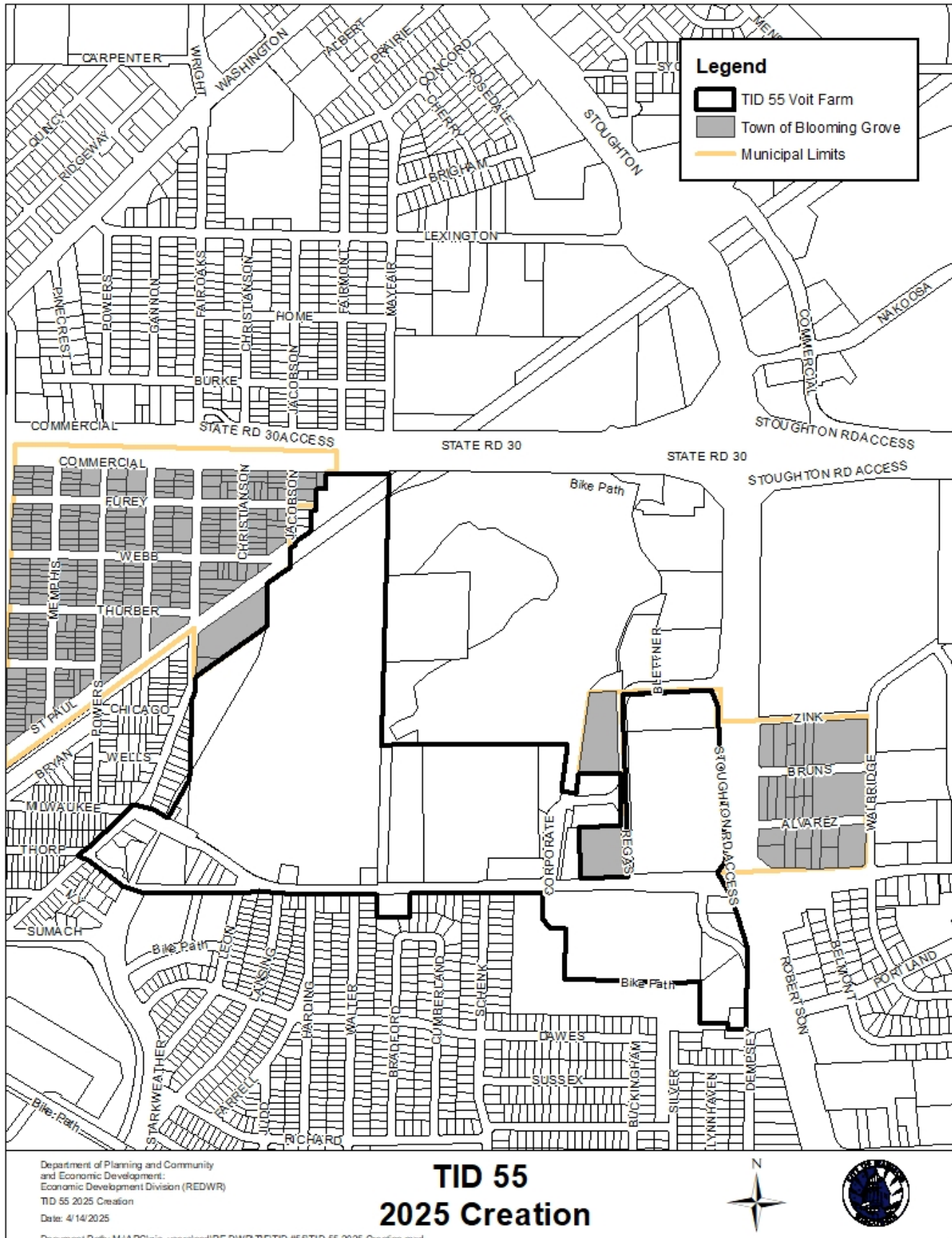
Thence southerly 1303 feet more or less along the centerline of Regas Road to the intersection of said centerline and the northerly right-of-way of Milwaukee Street;

Thence westerly 333 feet more or less along the northerly right-of-way of Milwaukee Street to the annexed lands described in Document No. 2373553;  
Thence northerly 354 feet more or less along the annexed lands described in Document No. 2373553 to the south line of the lands described in Warranty Deed No. 2688240.  
Thence easterly 300.00 feet along the south line of the lands described in Warranty Deed No. 2688240 to the westerly right-of-way of Regas Road;  
Thence northerly 369.58 feet more or less along annexed lands described in Document No. 2373553;  
Thence westerly 284.38 feet more or less along the annexed lands described in Document No. 2373553 an the north line of the lands described in Warranty Deed No. 1089292 to the lands described in Warranty Deed No. 2522536;  
Thence S 07°25'45" W, 132.39 feet more or less along the lands described in Warranty Deed No. 2522536;  
Thence N 82°34'15" W 100.00 feet along the lands described in Warranty Deed No. 2522536 and Quit Claim deed No. 2650239 to the lands described in Warranty Deed No. 6019166;  
Thence N 07°25'45" E, 328.98 feet more or less along the lands described on Warranty Deed No. 6019166 and Warranty Deed No. 2661206 to the north line of the lands described in Warranty Deed No. 6019166;  
Thence S 89°15'10" W, 1222.09 feet more or less along the south line of the lands described in Warranty Deed No. 4382496 to the east line of the Northeast Quarter of said Section 5;  
Thence northerly 1887 feet more or less along the east line of the Northeast Quarter of said Section 5 to the Point of Beginning.

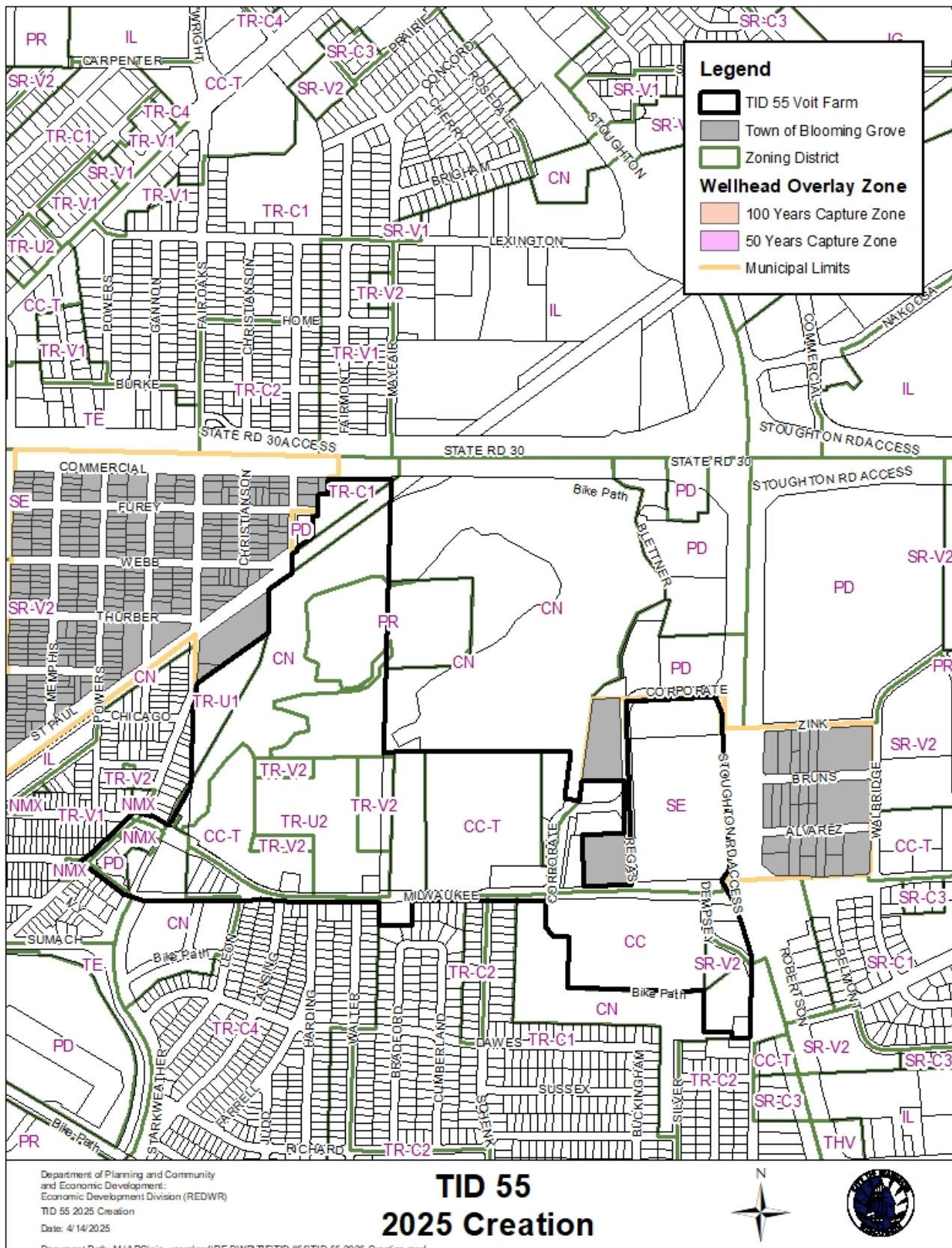
*NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 55 boundary.*



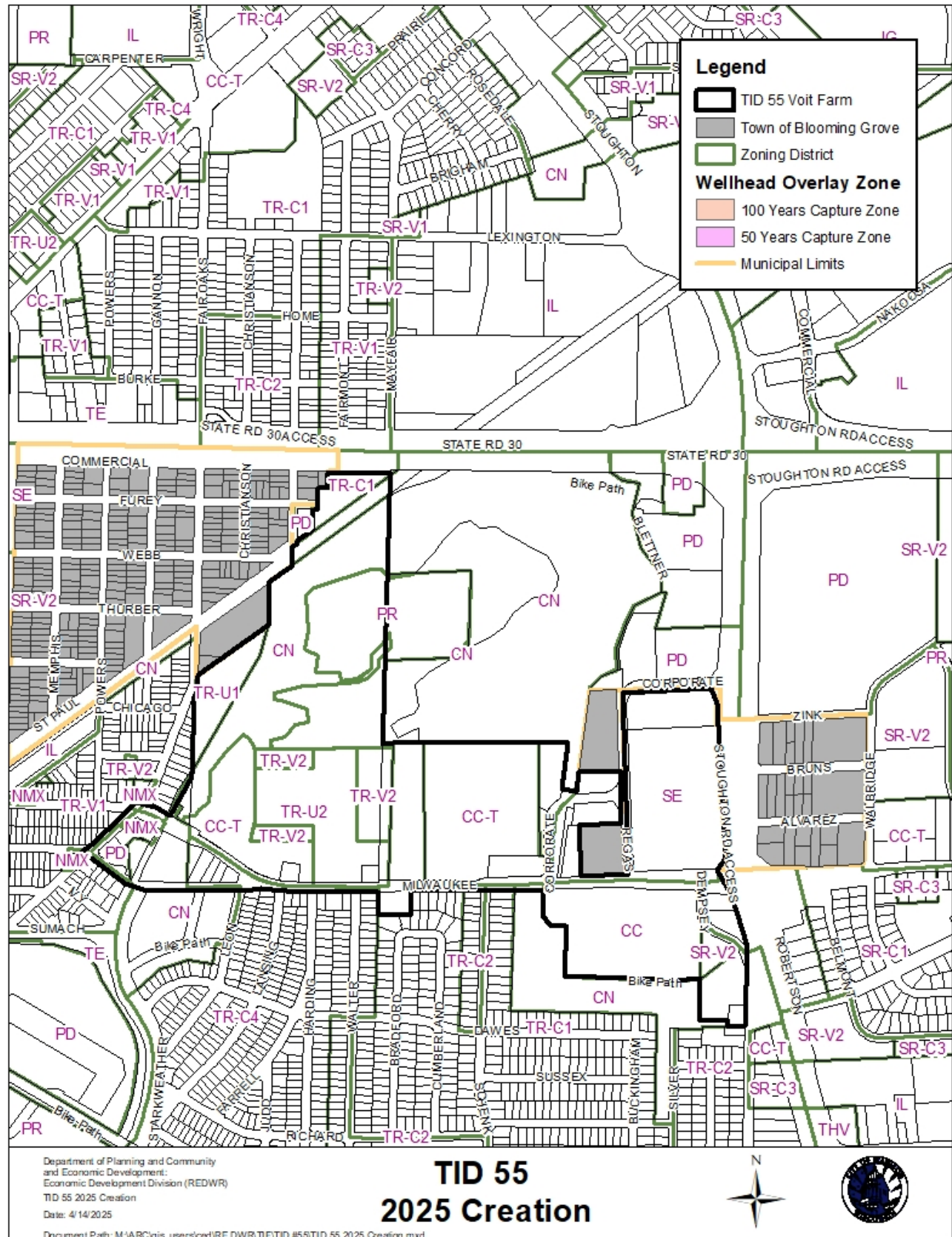
## District Boundary – 2025



## Existing Zoning – 2025

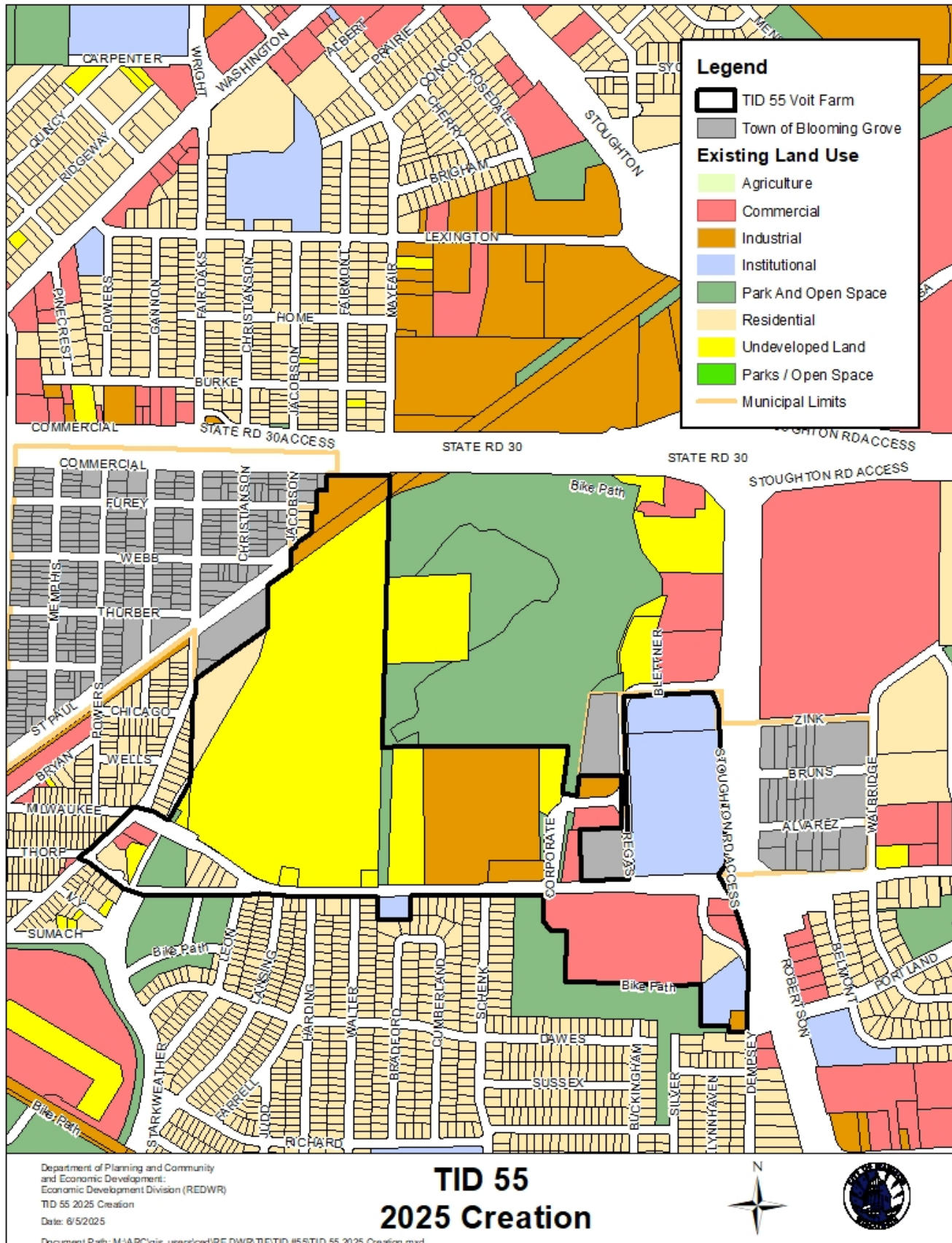


## Proposed Zoning – 2025

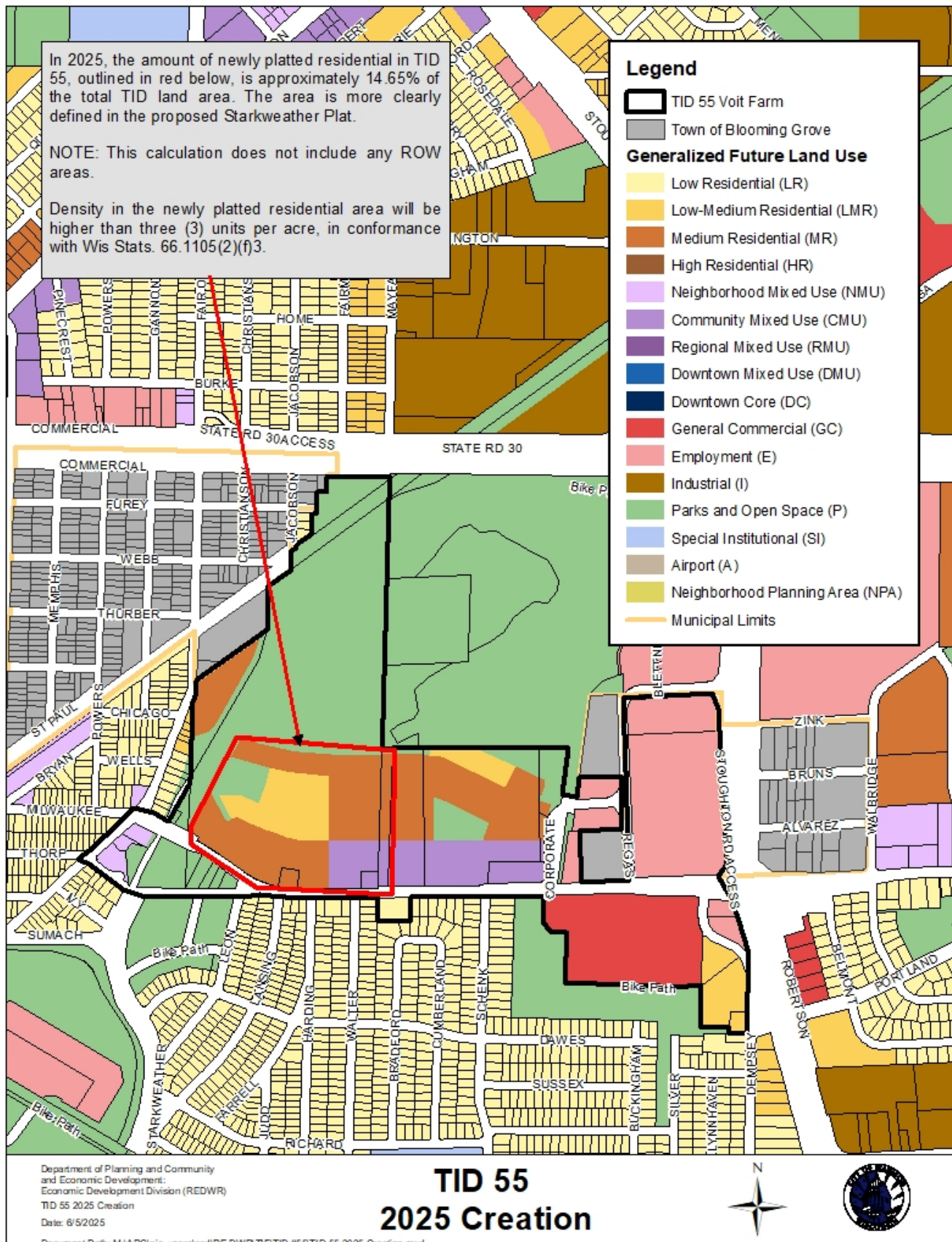




## Existing Land Use – 2025



## Proposed Land Use – 2025



# City Attorney Opinion Letter



## Office of the City Attorney

Michael R. Haas, City Attorney

Patricia A. Lauten, Deputy City Attorney

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Amber R. McReynolds  
Adriana M. Peguero

Ryan M. Riley  
Matthew D. Robles  
Andrew D. Schauer  
Avery J. Schulman  
Kate M. Smith  
Doran E. Viste  
Brittany A. Wilson  
Jennifer Zilavy

City-County Building, Room 401  
210 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703-3345

(Telephone) 608-266-4511  
(Facsimile) 608-267-8715  
attorney@cityofmadison.com

June 5, 2025

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan for TIF District No. 55 - City of Madison (Voit)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Project Plan for Tax Incremental Finance District No. 55, City of Madison, Wisconsin to be created in 2025. Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Robles".

Matthew D. Robles  
Assistant City Attorney



## LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 7 North, Range 10 East and the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the Northeast Corner of said Section 5; thence southerly along the east line of the Northeast Quarter of said Section 5 148 feet more or less to the southerly right-of-way of USH 30 and Commercial Avenue and the **Point of Beginning**;

Thence westerly 435 feet more or less along the southerly right-of-way of USH 30 and Commercial Avenue to the northeast corner of the west half of Lot 527 of First Addition to Clyde A. Gallagher Park Subdivision;

Thence southerly 120 feet more or less along the east line of the west half of Lots 527, 526, and 525 of First Addition to Clyde A. Gallagher Park Subdivision to the southeast corner of the west half of said Lot 525;

Thence westerly 67.5 feet along the south line of said Lot 525 to the southwest corner of said Lot 525, also being the northeast corner of Lot 431 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B;

Thence southerly 140 feet more or less along the east line of Lot 431 and 430 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B and the southerly extension thereof to a northwesterly corner of Lot 4 of CSM 9494, recorded in Volume 54 of Certified Surveys, Pages 124-126 as Document #3167139;

Thence westerly 40 feet along the north line of said Lot 4, being the southerly right-of-way of Furey Avenue, to a northwesterly corner of said Lot 4;

Thence southerly 142 feet more or less along the west line of said Lot 4 to the southwest corner of said Lot 4;

Thence southwesterly 126 feet more or less along the south line of Lot 3 of said CSM 9494, to the southwest corner of said Lot 3;

Thence southerly 32 feet more or less along the southerly extension of the west line of said Lot 3, being the easterly right-of-way of Jacobson Avenue, to the intersection of the easterly right-of-way of Jacobson Avenue and the northwesterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 40 feet more or less along the northwesterly right-of-way of the Wisconsin and Southern Railroad and the southeasterly right-of-way of Jacobson Avenue to a point on the centerline of Jacobson Avenue;

Thence southerly 119 feet more or less along the extension of the centerline of Jacobson Avenue to a point on the southeasterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 195 feet more or less along the southeasterly right-of-way of the Wisconsin and Southern Railroad a northwest corner of the lands described in Warranty Deed No. 5984804;

Thence southerly 300 feet more or less along the lands described in Warranty Deed No. 5984804 to the northeast corner of Lot 1 of CSM 13140, recorded in Volume 84, Pages 186-190 as Document #4778575;

Thence southwesterly 600 feet more or less along the north line of said Lot 1 to the northwest corner of said Lot 1, being a point on the easterly right-of-way of Fair Oaks Avenue;

Thence southerly and southwesterly 133 feet more or less along the southeasterly right-of-way of Fair Oaks Avenue, being the westerly line of said Lot 1, to a westerly corner of said Lot 1;

Thence southerly 530 feet more or less along the west line of the said Lot 1 and the southerly extension thereof to the north corner of Lot 23 of Sauthoff Plat;

Thence southwesterly 304 feet more or less along the northwesterly line of Lot 23 and Lot 19 of Sauthoff Plat to the southwest corner of said Lot 19, being a point on the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 112 feet more or less along the southwesterly line of Lot 18 of Sauthoff Plat and the southeasterly extension thereof, also being the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 135 feet more or less across Fair Oaks Avenue to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the northerly right-of-way of Milwaukee Street;

Thence southwesterly 133 feet more or less across Milwaukee Street to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the southerly right-of-way of Milwaukee Street, being a point on the southeast line of Lot 20, Block 2 of Thorp's Addition to Fair Oaks;

Thence southwesterly 298.9 feet more or less along the southeasterly line of said Block 2, being the northwesterly line of Fair Oaks Avenue, to the southeast corner of Lot 23, Block 2 of Thorp's Addition to Fair Oaks, being the intersection of the northerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence continuing southwesterly 86.9 feet more or less across Thorp Street to the northeast corner of Lot 12, Block 3 of Thorp's Addition to Fair Oaks, being the intersection of the southerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence southeasterly 74 feet more or less across Fair Oaks Avenue to the northernmost corner of Lot 1, Block 1 of Brookside, being the intersection of the southeasterly right-of-way of Fair Oaks Avenue and the southwesterly right-of-way of Thorp Street;

Thence southeasterly 285 feet more or less along the northeasterly line of Lots 1 through 7, Block 1 of Brookside to the northeasterly corner of Lot 7, Block 1 of Brookside;

Thence southeasterly 157 feet more or less to the northwest corner of Outlot "A" of Lansing Place;

Thence easterly 590.8 feet more or less along the north line of said Outlot "A", the easterly continuation thereof, and the north line of Block 10 of Lansing Place to a northeast corner of Lot 8, Block 10 of Lansing Place, being a point of curvature;

Thence easterly 91 feet more or less across Leon Street to the northwest corner Lot 15, Block 11 of Lansing Place, being the intersection of the southerly right-of-way of Milwaukee Street and the easterly right-of-way of Leon Street;

Thence northeasterly 113.8 feet more or less along the north line of Lot 15, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 15;

Thence easterly 81.8 feet more or less along the north line of Lot 16, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to a northeasterly corner of said Lot 16;

Thence easterly 106 feet more or less along the southerly right-of-way of Milwaukee Street, across Lansing Street to a northwesterly corner of Lot 16, Block 12 of Lansing Place, being a point of curvature on the southerly right-of-way of Milwaukee Street;

Thence easterly 123.4 feet more or less along the north line of said Block 12, being the southerly right-of-way of Milwaukee Street, to a northeast corner of Lot 18, Block 12 of Lansing Place;

Thence easterly 83 feet more or less across Harding Street to the intersection of the easterly right-of-way of Harding Street and the southerly right-of-way of Milwaukee Street;

Thence easterly 225 feet more or less along the southerly right-of-way of Milwaukee Street, being the north line of Lot 62 of Tilton Midlands and the westerly extension thereof, to a northeast corner of said Lot 62;

Thence easterly 96 feet more or less across Walter Street to a northwest corner of Lot 63 of Tilton Midlands, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 107.6 feet more or less along the north line of said Lot 63, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 63, being a point on the west line of the Northwest 1/4 of the Southwest 1/4 of said Section 4;

Thence southerly 157.5 feet more or less along the west line of the Northwest 1/4 of the Southwest 1/4 to the northwest corner of Lot 158 of the First Addition to Eastmorland;

Thence easterly 226.6 feet along the north line of Lots 158 and 157 of the First Addition to Eastmorland to the northeast corner of said Lot 157;

Thence northerly 163.6 feet more or less along the west line of Lots 136 and 134 of the First Addition to Eastmorland to the northwest corner of said Lot 134, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 484.2 feet along the north line of Lots 134, 133, 132, 131, 130, 129, and 102, being the southerly right-of-way of Milwaukee Street, to a northeast corner of said Lot 102;

Thence easterly 96 feet more or less across Schenk Street to a northwest corner of Lot 101 of the First Addition to Eastmorland, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 170.8 feet along the north line of said Lot 101, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 101;

Thence easterly 200 feet more or less along the southerly right-of-way of Milwaukee Street to the northwest corner of Lot 1 of CSM 15449, recorded in Volume 111 of CSMs on pages 86-98 as Document #5614135;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 177.00 feet;

Thence S 41°09'07" E along the westerly line of said CSM 15449, 96.89 feet;

Thence S 88°12'56" E along the westerly line of said CSM 15449, 99.99 feet;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 354.50 feet;

Thence S 88°26'43" E along the southerly line of said CSM 15449, 651.04 feet;

Thence S 01°22'37" W along the southerly line of said CSM 15449, 13.26 feet;

Thence N 88°12'45" E along the southerly line of said CSM 15449, 295.88 feet to the northwest corner of Lot 2 of CSM 4592, recorded as Document No. 1868394;

Thence S 00°38'00" W along the westerly line of said CSM 4592, 279.49 feet;

Thence N 88°55'29" E along the southerly line of said CSM 4592, 202.01 feet;

Thence S 00°38'00" W along the southerly extension of an easterly line of CSM 4592, 50 feet more or less to the north line of CSM 3352, recorded as Document No. 1647313;

Thence N 89°35'21" E along the north line of CSM 3352, 115 feet more or less to the westerly right-of-way of Dempsey Road;

Thence N 00°38'00" E along the westerly right-of-way of Dempsey Road and the northerly extension thereof, 578 feet more or less to the intersection of the easterly right-of-way of Dempsey Road and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 14°39'23" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 195 feet more or less;

Thence N 18°48'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 182.78 feet;

Thence northwesterly 200 feet more or less to the intersection of Milwaukee Street and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 02°10'51" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 16.65 feet;

Thence N 41°09'34" E along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 80.18 feet;

Thence N 02°58'31" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 166.57 feet;

Thence N 15°54'15" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 71.76 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 02°47'47" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 285.51 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 00°01'22" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 315.56 feet;

Thence N 25°11'20" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 108.91 feet to the south line of Madison Corporate Center, recorded as Document No. 2426494;

Thence S 87°48'39" W along the south line of Madison Corporate Center, 693.47 feet to the center of Regas Road;

... (end BLT section)

Thence southerly 1303 feet more or less along the centerline of Regas Road to the intersection of said centerline and the northerly right-of-way of Milwaukee Street;

Thence westerly 333 feet more or less along the northerly right-of-way of Milwaukee Street to the annexed lands described in Document No. 2373553;

Thence northerly 354 feet more or less along the annexed lands described in Document No. 2373553 to the south line of the lands described in Warranty Deed No. 2688240.

Thence easterly 300.00 feet along the south line of the lands described in Warranty Deed No. 2688240 to the westerly right-of-way of Regas Road;

Thence northerly 369.58 feet more or less along annexed lands described in Document No. 2373553;

Thence westerly 284.38 feet more or less along the annexed lands described in Document No. 2373553 an the north line of the lands described in Warranty Deed No. 1089292 to the lands described in Warranty Deed No. 2522536;

Thence S 07°25'45" W, 132.39 feet more or less along the lands described in Warranty Deed No. 2522536;

Thence N 82°34'15" W 100.00 feet along the lands described in Warranty Deed No. 2522536 and Quit Claim deed No. 2650239 to the lands described in Warranty Deed No. 6019166;

Thence N 07°25'45" E, 328.98 feet more or less along the lands described on Warranty Deed No. 6019166 and Warranty Deed No. 2661206 to the north line of the lands described in Warranty Deed No. 6019166;

Thence S 89°15'10" W, 1222.09 feet more or less along the south line of the lands described in Warranty Deed No. 4382496 to the east line of the Northeast Quarter of said Section 5;

Thence northerly 1887 feet more or less along the east line of the Northeast Quarter of said Section 5 to the Point of Beginning.



# City of Madison

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

## Master

**File Number: 88733**

**File ID:** 88733

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

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

**Final Action:**

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

**Notes:**

**Sponsors:** Director of Human Resources

**Effective Date:**

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

**Enactment Number:**

**Author:** William Wick, Human Resources Analyst

**Hearing Date:**

**Entered by:** jortiz@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/23/25), Common Council (7/1/25)						

### Text of Legislative File 88733

#### Fiscal Note

[Enter Fiscal Note Here]

#### Title

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

#### Body

Resolution to recreate the 1.0 FTE position #775 of Program Assistant 1 as a 1.0 FTE  
Administrative Services Supervisor position in the Finance Department operating budget,  
thereof.



TO: Finance Committee

FROM: William Wick, Human Resources Analyst

DATE: June 10, 2025

RE: Program Assistant 1 – Finance Department

Finance Director Dave Schmiedicke, requests that the 100% FTE vacant position of Program Assistant 1 (#775) in CG20, Range 11 be recreated as a 100% FTE Administrative Services Manager in CG18, Range 06 in the Finance Department operating budget.

The proposed Finance Administrative Services Manager position would include the job duties that were previously assigned to the position classified as Comptroller's Office Administrative Services Manager prior to that position's former incumbent retiring from the City in 2017. Responsibilities would include supervision of the Document Services work unit and the Administrative Support Team, payroll duties, and high level administrative support for the Finance Department.

I recommend recreation of the 1.0 FTE position #775 of Program Assistant 1 as a 1.0 FTE as a 1.0 FTE position within the Administrative Services Manager classification in the Finance Department's operating budget. The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum (+12% Longevity)
20/11	\$58,292.00	\$65,248.30	\$73,078.20
18/06	\$70,899.40	\$83,478.98	\$93,496.52

Cc: David Schmiedicke – Finance Director  
Eric Veum – Risk Manager  
Erin Hillson – HR Director  
Kurt Rose – Employee and Labor Relations Manager  
Emaan Abdel-Halim – HR Services Manager  
AFSCME Local 6000



# City of Madison

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

## Master

**File Number: 88734**

**File ID:** 88734

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 06/10/2025

**File Name:** Huxley Yards Ready for Reuse WDNR Loan

**Final Action:**

**Title:** BY TITLE ONLY: Approving the Ready for Reuse Loan Agreements between the City of Madison and Wisconsin Department of Natural Resources (WDNR), between the City of Madison and Conway at Huxley, LLC, and between the City of Madison and Roth Street I Limited Partnership, and Roth Street II Limited Partnership for the purpose of assisting in the remediation of contaminated soil at Huxley Yards (in and around 905 Huxley St, 1003 Huxley St, and 1846 Commercial Ave), and amending the 2025 Economic Development Division Operating Budget to accept and loan the funds. (District 12)

**Notes:** Introduced BY TITLE ONLY on 6/17/25

**Sponsors:** Julia Matthews And Satya V. Rhodes-Conway

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**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	06/10/2025	Referred for Introduction				
	<b>Action Text:</b> This Resolution was Referred for Introduction						
	<b>Notes:</b> Finance Committee (6/23/25), Common Council (7/1/25)						

### Text of Legislative File 88734

#### Fiscal Note

#### Title

BY TITLE ONLY: Approving the Ready for Reuse Loan Agreements between the City of Madison and Wisconsin Department of Natural Resources (WDNR), between the City of Madison and Conway at Huxley, LLC, and between the City of Madison and Roth Street I Limited Partnership, and Roth Street II Limited Partnership for the purpose of assisting in the

remediation of contaminated soil at Huxley Yards (in and around 905 Huxley St, 1003 Huxley St, and 1846 Commercial Ave), and amending the 2025 Economic Development Division Operating Budget to accept and loan the funds. (District 12)

Body



# City of Madison

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

## Master

**File Number: 88531**

**File ID:** 88531

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 05/29/2025

**File Name:** CLAIM: D. Dodah - Unknown Damages -  
\$100,000,000,000.00

**Final Action:**

**Title:** D. Dodah - Unknown Damages - \$100,000,000,000.00

**Notes:** EVL006597

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88531

**Title**

D. Dodah - Unknown Damages - \$100,000,000,000.00

**Body**

Claim received 5/27/2025.



# City of Madison

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

## Master

**File Number: 88564**

**File ID:** 88564

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 06/02/2025

**File Name:** CLAIM: E. Mays - Property - \$2,000.00

**Final Action:**

**Title:** E. Mays - Property - \$2,000.00

**Notes:** EVL006607

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88564

**Title**

E. Mays - Property - \$2,000.00

**Body**

Claim received 5/29/2025.



# City of Madison

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

## Master

**File Number: 88567**

**File ID:** 88567

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 06/02/2025

**File Name:** CLAIM: T. Everson - Vehicle Damage - \$2,827.51

**Final Action:**

**Title:** T. Everson - Vehicle Damage - \$2,827.51

**Notes:** EVL006608

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88567

#### Title

T. Everson - Vehicle Damage - \$2,827.51

#### Body

Claim received 5/29/2025.





# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 88640**

**File ID:** 88640

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 06/05/2025

**File Name:** CLAIM: Subro Claims for Geico - Vehicle Damage -  
\$1,865.80

**Final Action:**

**Title:** Subro Claims for Geico - Vehicle Damage - \$1,865.80

**Notes:** TMI - METRO CLAIM

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88640

**Title**

Subro Claims for Geico - Vehicle Damage - \$1,865.80

**Body**

Claim received 5/29/2025.



# City of Madison

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

## Master

**File Number: 88652**

**File ID:** 88652

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 06/05/2025

**File Name:** CLAIM: T. Hayer - Vehicle Damage - \$600.00

**Final Action:**

**Title:** T. Hayer - Vehicle Damage - \$600.00

**Notes:** EVL006617

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88652

**Title**

T. Hayer - Vehicle Damage - \$600.00

**Body**

Claim received 6/5/2025.



# City of Madison

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

## Master

**File Number: 88715**

**File ID:** 88715

**File Type:** Claim

**Status:** Risk Business

**Version:** 1

**Reference:**

**Controlling Body:** Risk Manager

**File Created Date :** 06/09/2025

**File Name:** CLAIM: J. Mills - Property Damage - \$177.19

**Final Action:**

**Title:** J. Mills - Property Damage - \$177.19

**Notes:** EVL006624

**Sponsors:**

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:**

**Hearing Date:**

**Entered by:** jaustin2@cityofmadison.com

**Published Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 88715

**Title**

J. Mills - Property Damage - \$177.19

**Body**

Claim received 6/5/2025.