City of Madison

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

Agenda - Approved
COMMON COUNCIL

Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Tuesday, March 24, 2026 **6:30 PM** **210 Martin Luther King, Jr. Blvd. Room 201 (City-County Building)**

Hybrid Meeting

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

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

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

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

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

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 853 4717 5139

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

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

608-266-4071

Council@cityofmadison.com

Speaking Limit:
3 minutes for all items.

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

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

Roll Call

Notified Absences: None

Opening Remarks

Honoring Resolutions

1. 92288 Proclaiming the Week of April 20 through April 26, 2026 as Arbor Week

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, 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

3/11/26	Streets Division	RECOMMEND TO COUNCIL TO ADOPT

2. 92334 Declaring March 31, 2026, to be Transgender Day of Visibility in the City of Madison.

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

Legislative History

3/13/26	Council Office	RECOMMEND TO COUNCIL TO ADOPT

Disclosures and Recusals

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

Presentation of Consent Agenda

3. 89048 Consent Agenda Document (3/24/26)

Legislative History

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

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

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

Public Comment

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

Recessed Public Hearings

Report of Plan Commission

4. **90916** Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)

Sponsors: Planning Division

Attachments: 411 W Gilman Street.pdf
Link to Cond Use File 90614
Link to CSM File 90618
Link to 411 W Gilman Demo File 91233
Link to 415 W Gilman Demo File 91234
Link to 433 W Gilman Demo File 91236
Staff Comments.pdf

Legislative History

11/17/25	Attorney's Office	Referred for Introduction Plan Commission Public Hearing (12/15/25), Common Council (1/13/26)
11/25/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
12/15/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION

On a motion by Solheim, seconded by Wasniewski, the Plan Commission recommended to the Common Council that the zoning map amendment be re-referred to the February 2, 2026 Plan Commission (February 10, 2026 Common Council) pending a recommendation by the Landmarks Commission on the demolition of the existing buildings on the subject site. The motion to recommend re-referral passed by voice vote/ other.

1/13/26	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
2/2/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION

On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission referred the zoning map amendment to March 2, 2026 (March 10, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614) and to allow the public hearing for the Plan Commission's consideration of the demolitions of three buildings on the site to be noticed. The motion passed by voice vote/ other.

2/10/26	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
3/2/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the zoning map amendment to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614). The motion passed by voice vote/ other.

3/10/26	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING

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

Public Hearings

Report of Alcohol License Review Committee

5. **92093**

Public Hearing - New License
Madison Axe LLC • dba Madison Axe
2427 Stoughton Rd • Agent: Brandon Long
Estimated Capacity (in/out): 49/0
Class B Combination Liquor & Beer • 20% alcohol, 2% food, 78% other
Police Sector 617 (District 16)

Attachments: LICLIB-2026-00056 App.pdf
LICLIB-2026-00056 Suppelmental.pdf
LICLIB-2026-00056 Floor Plan.pdf
2427 S Stoughton Rd map.pdf

Legislative History

2/20/26	Clerk's Office	Referred for Introduction

Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)

3/10/26	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

6. **92097**

Public Hearing - New License
Sesame Blossom LLC • dba SGD Dubu So Gong Dong Tofu & Korean BBQ
559 State St • Agent: Kai Zhang
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food

Police Sector 403 (District 2)

Attachments: LICLIB-2026-00092 App.pdf
LICLIB-2026-00092 Supplemental.pdf
559 State St map.pdf

Legislative History

2/20/26	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)	
3/10/26	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Food shall be available at all times.

7. **92100**

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

Attachments: LICLIB-2026-00105 App.pdf
LICLIB-2026-00105 Supplemental.pdf
4222 East Towne Blvd map.pdf

Legislative History

2/20/26	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)	
3/10/26	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Alcohol sales shall cease not later than midnight.

8. **92101**

Public Hearing - New License
Amigo Moderno LLC • dba Amisto
313 W Johnson St • Agent: Tatsiana Zhykharevich
Estimated Capacity (in/out): 140
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Attachments: LICLIB-2026-00112 App.pdf
LICLIB-2026-00112 Supplemental.pdf
LICLIB-2026-00112 Amendment.pdf
LICLIB-2026-00112 Updated Hours.pdf
313 W Johnson St map.pdf

Legislative History

2/20/26	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)	
3/10/26	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:
1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.
2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.

Report of Plan Commission

9. **92007** Creating Section 28.022-00747 of the Madison General Ordinances to change the zoning of property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 1)

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Land Use Application.pdf
Land Use Letter of Intent.pdf
Zoning Plans.pdf
Staff Comments.pdf
Ordinance Request.pdf
Link to CSM Resolution ID 91902

Legislative History

2/16/26	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (3/16/26), Common Council (3/24/26)	
2/24/26	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Ald. Field, seconded by Ald. Guequierre, 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.

End of Public Hearings

Business Presented by the Mayor

Appointments

10. 92218 Report of the Mayor submitting resident committee appointments (introduction 3-10-2026; action 3-24-2026).

Legislative History

3/4/26	Mayor's Office Confirm 3/24/26	Referred for Introduction
3/10/26	COMMON COUNCIL Confirm (3/24/26)	Refer to a future Meeting to Confirm to the COMMON COUNCIL

11. 92366 Report of the Mayor submitting resident committee appointments (introduction 3-24-2026; action 4-21-2026).

Legislative History

3/17/26	Mayor's Office Confirm (4/21/26)	Referred for Introduction

Business Presented by the President of the Common Council

12. 89021 Confirming the Madison Common Council meeting formats through June 23, 2026:
4/21/26:
12:00 meeting - Hybrid (Virtual & CCB 201)
6:30 meeting - Hybrid (Virtual & **MMB 215)**
5/5/26 - Hybrid (Virtual & CCB 201)
5/19/26 - Hybrid (Virtual & CCB 201)
6/9/26 - Hybrid (Virtual & CCB 201)
6/23/26 - Hybrid (Virtual & CCB 201)

Legislative History

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

Reports of Officers

Report of Alcohol License Review Committee

13. 91985 Operator License Application
Timothy Consigny - Establishment where employed: LJ'S Sports Tavern & Grill

Attachments: LICOPR-2026-00139 App_Redacted.pdf
ALRC TC_Redacted.pdf

Legislative History

2/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

14. **92045**

Change of Agent
Kwik Trip Inc • dba Kwik Trip 951 • 6702 Raymond Rd
New Agent: Jordan Mielke
Class A Beer, Class A Cidar
(District 20)

Attachments: LICLIA-2017-00826 Agent Change App (6).pdf

Legislative History

3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

15. **92047**

21+ Entertainment License
Amigo Moderno LLC • dba Amisto
Capacity (in/out): 140/0
313 W Johnson St • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Attachments: LICENT-2026-00113 App_Redacted.pdf

Legislative History

3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER

The conditions are:
1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.
2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.

16. **92084**

Operator License Application
Andrea Patino - Establishment where employed: Madisons

Attachments: LICOPR-2025-01022 PATINO CORRECTED APPLICATION_Redacted
AP COVERSHEET_Redacted.pdf

Legislative History

2/25/26	ALCOHOL LICENSE REVIEW COMMITTEE	Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE

ALRC Operator Subcommittee recommends the full ALRC recommend granting the license.

3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

17. **92345**

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 410 (District 6)

Attachments: Re_ Alcohol License Issuance Deadline Approaching - Rotunda Cafe LL

Legislative History

3/18/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Report of Board of Park Commissioners

18. **92251** Approving Park Commission President Member Appointments to Subcommittees of the Board of Park Commissioners (All Districts)

Legislative History

3/11/26	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS

Report of Board of Public Works

19. **92008** Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).

Sponsors: Michael E. Verveer

Attachments: PC Locator Maps.pdf

Maintenance Agmt-Argus Patio 2026 (Owner signed).pdf

Legislative History

2/17/26	Economic Development Division Board of Public Works (3/11/26), Plan Commission (3/2/26), Common Council (3/24/26)	Referred for Introduction
2/24/26	COMMON COUNCIL Additional referral to Plan Commission.	Refer to the BOARD OF PUBLIC WORKS
2/24/26	BOARD OF PUBLIC WORKS	Referred to the PLAN COMMISSION
3/2/26	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. **92183** Authorizing the Mayor and City Clerk to enter into cost sharing agreements with Dane County for Bridge Inspection Services - 2026/2027. (Citywide)

Sponsors: John P. Guequierre And Badri Lankella

Legislative History

3/2/26	Engineering Division Board of Public Works (3/11/26), Finance Committee (3/16/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL Additional referral to Finance Committee.	Refer to the BOARD OF PUBLIC WORKS

3/10/26	BOARD OF PUBLIC WORKS	Referred to the FINANCE COMMITTEE
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
3/16/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS

21. **92184** Authorizing the Mayor and City Clerk to execute an Amendment to the contract between the City of Madison and Strand Associates, Inc. for structural engineering design services. (Citywide)

Sponsors: John P. Guequierre And Badri Lankella

Legislative History

3/2/26	Engineering Division	Referred for Introduction Board of Public Works (3/11/26), Finance Committee (3/16/26), Common Council (3/24/26)
3/10/26	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS Additional referral to Finance Committee.
3/10/26	BOARD OF PUBLIC WORKS	Referred to the FINANCE COMMITTEE
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
3/16/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS

22. **92197** Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In University Research Park - Element Collective, Private Contract No. 9003. (District 19)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: URP Element District Sanitary Schedule A Unit Cost.pdf
9003 Street Schedule A excluding bituminous.pdf
URP Element Collective Storm Schedule A Unit Cost.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. **92198** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bridge Repairs - 2026. (District 5, District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15791 BPW Display REV1.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **92199** Assessing Benefits Starker Avenue Assessment District - 2024. (District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 14780_StarkerAve_FinalAssess.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **92201** Awarding Public Works Contract No. 9737, 2026 Semi-Permanent Epoxy Pavement Markings (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9737.pdf

9737 award.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

26. **92202** Awarding Public Works Contract No. 9718, Hoyt Park Lot Reconstruction. (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9718.pdf

9718 award.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

27. **92203** Awarding Public Works Contract No. 9745, MMB Flagpole Installation. (District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9745BidOpeningTab.pdf

Legislative History

3/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Meisenheimer, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to reject single bid - REPORT OF OFFICER. The motion passed by voice vote/other.

28. **92205** Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: Report by City Forester Spring 2026 signed.pdf

Assessable Tree List Spring 2026 Pre.pdf

Legislative History

3/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

29. **92227** Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contracts 9720 and 9721 (District 3)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9720 9721 Exhibit.pdf

Legislative History

3/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

30. **92228** Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contract No. 9722 (District 3)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9722 Exhibit.pdf

Legislative History

3/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

31. **92229** Approving the stormwater WPDES annual report to the WDNR. Review and approval of this report is required as a condition of the City of Madison's discharge permit from the WDNR/EPA as authorized under NR-216. (Citywide)

Sponsors: Badri Lankella And John P. Guequierre

Attachments: MS4_AnnualReportPresentation_2025.pdf
MS5623-2025_Madison_City_Annual_Report_DRAFT.pdf

Legislative History

3/4/26	Engineering Division Board of Public Works (3/10/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

32. **92231** Declaring the City of Madison's intention to exercise its police powers establishing the Resurfacing 2026 - Assessment District. (District 15, District 19)

Sponsors: John P. Guequierre

Attachments: Street Resurfacing List 2026.pdf

Legislative History

3/5/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS

3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

33. 92261 Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Resurfacing - Asphalt Patching. (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Legislative History

3/5/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of City Clerk

34. 89084 Report of Operator License Applications March 24, 2026. See attached report for list of operators.

Attachments: new operators.pdf

Legislative History

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

Report of Common Council Executive Committee

35. 92185 Amending various Sections of the Madison General Ordinances related to Terms of Alders on Boards, Commissions and Committees.

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

Legislative History

3/2/26	Attorney's Office	Referred for Introduction Common Council Executive Committee (3/10/26), Common Council (3/24/26)
3/10/26	COMMON COUNCIL	Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE
3/10/26	COMMON COUNCIL EXECUTIVE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of Finance Committee

36. 91991 Authorizing the Director of Public Health to sign a Sole Source contract for Purchase of Services with Dane County Humane Society for 2026

Sponsors: Tag Evers And Joann Pritchett

Attachments: File #91991 - Approved Non-Competitive Selection Request

Legislative History

2/13/26	Health Department	Referred for Introduction Finance Committee (3/16/26), Board of Health Madison and Dane County (3/4/26), Common Council (3/24/26)
2/24/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Board of Health for Madison and Dane County.

2/24/26	FINANCE COMMITTEE	Referred to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY
3/5/26	BOARD OF HEALTH FOR MADISON AND DANE COUNTY	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

37. **92006** Authorizing the Mayor and City Clerk to enter into a contract agreement for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide professional architectural and engineering consultant design services and construction administrative services for the South District Police Station and Property & Evidence Facility located at 2120 Fish Hatchery Rd. (District 13)

Sponsors: Satya V. Rhodes-Conway, Tag Evers, Isadore Knox Jr., John W. Duncan And Yannette Figueroa Cole

Attachments: A-E Selection Eval Report-Fish Hatchery-R1.pdf

Legislative History

2/16/26	Engineering Division	Referred for Introduction Finance Committee (3/2/26), Board of Public Works (3/11/26), Common Council (3/24/26)
2/24/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Board of Public Works.
2/24/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
3/2/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
3/11/26	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

38. **92019** Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship in 2026 and 2027. (District 18)

Sponsors: Carmella Glenn And Derek Field

Attachments: Cherokee Marsh - AmFam Parking Agreement (2026-2027).pdf
AmFam Championship Board of Parks Meeting 3.11.26.pdf
Cherokee Parking Agreement Public Submittal.pdf
FC Public Comment Legistar File 92019.pdf

Legislative History

2/17/26	Parks Division	Referred for Introduction Finance Committee (3/16/26), Board of Park Commissioners (3/11/26), Common Council (3/24/26)
2/24/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Board of Park Commissioners.
2/24/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS

3/11/26	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

39. 92113 Extending the life of Tax Increment District (TID) #41 for one year for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison. (District 19)

Sponsors: Satya V. Rhodes-Conway And John P. Guequierre

Attachments: FC Registrants Report 03.16.26.pdf

Legislative History

2/24/26	Economic Development Division Finance Committee (3/16/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

40. 92187 Authorizing Metro Transit to use a non-competitive service contract with Oil Equipment Company Inc for replacement of existing diesel tank top pad(s) with new concrete and manways at Metro Transit

Sponsors: Regina M. Vidaver

Attachments: Non-Competitive Selection Request - Oil Equipment Company Inc.pdf

Legislative History

3/2/26	Metro Transit Finance Committee (3/16/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

41. 92204 Authorizing the Mayor and the City Clerk to execute Amendment No. 1 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Starkweather Creek Watershed Study. (District 3, District 12, District 15, District 16, District 17, District 18)

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

Legislative History

3/3/26	Engineering Division Finance Committee (3/16/26), Board of Public Works (3/11/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL Additional referral to Board of Public Works.	Refer to the FINANCE COMMITTEE
3/10/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
3/11/26	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

42. **92212** Approving the initial concept design and authorizing the City to execute an agreement for design, fabrication, delivery and installation between the City of Madison and Nate Page to create a site-specific public art feature for the Imagination Center at Reindahl Park at 1818 Portage Road (District 17)

Sponsors: Sabrina V. Madison And Dina Nina Martinez-Rutherford

Attachments: NatePage_ThePassageofBeing_FINALDESIGN.pdf

Legislative History

3/3/26	Planning Division	Referred for Introduction Finance Committee (3/16/26), Madison Arts Commission (3/17/26), Common Council (3/24/26)
3/10/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Madison Arts Commission.
3/10/26	FINANCE COMMITTEE	Referred to the MADISON ARTS COMMISSION
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
3/17/26	MADISON ARTS COMMISSION	Return to Lead with the Recommendation for Common Council to Adopt to the FINANCE COMMITTEE

43. **92217** Recreate the classification of Monona Terrace Business Manager in CG 18, Range 10 in the salary schedule; recreate position #3324 as a Monona Terrace Business Manager; and reallocate the employee.

Sponsors: Director of Human Resources

Attachments: PB Memo MT Business Manager 3-2026.pdf

Legislative History

3/3/26	Human Resources Department	Referred for Introduction Finance Committee (3/16/26), Personnel Board (3/11/26), Common Council (3/24/26)
3/10/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Personnel Board.
3/10/26	FINANCE COMMITTEE	Referred to the PERSONNEL BOARD
3/11/26	PERSONNEL BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of Personnel Board

44. **92104** Authorizing the HR Director, in conjunction with the Finance Director, to clean up unused classification titles in the City Class/Comp plans and salary schedules.

Sponsors: Director of Human Resources

Legislative History

2/23/26	Human Resources Department	Referred for Introduction Personnel Board (3/11/26), Common Council (3/24/26)

3/10/26	COMMON COUNCIL	Refer to the PERSONNEL BOARD
3/11/26	PERSONNEL BOARD	RECOMMEND TO COUNCIL TO ADOPT

Report of Plan Commission

45. **90618** Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Link to Rezoning Ord File 90916
Link to Cond Use File 90614
Link to 411 W Gilman Demo File 91233
Link to 415 W Gilman Demo File 91234
Link to 433 W Gilman Demo File 91236
Staff Comments.pdf

Legislative History

10/27/25	Planning Division	Referred for Introduction

Plan Commission (12/15/25), Common Council (1/13/26)

11/25/25	COMMON COUNCIL	Refer to the PLAN COMMISSION
12/15/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

On a motion by Solheim, seconded by Wasniewski, the Plan Commission recommended to the Common Council that the Certified Survey Map be re-referred to the February 2, 2026 Plan Commission (February 10, 2026 Common Council) pending a recommendation by the Landmarks Commission on the demolition of the existing buildings on the subject site. The motion to recommend re-referral passed by voice vote/ other.

1/13/26	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
2/2/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission referred the Certified Survey Map to March 2, 2026 (March 10, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614) and to allow the public hearing for the Plan Commission's consideration of the demolitions of three buildings on the site to be noticed. The motion passed by voice vote/ other.

2/10/26	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
3/2/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614).

3/10/26	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Field, seconded by Ald. Guequierre, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a

recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

46. **91514** Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).

Sponsors: Planning Division

Attachments: CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Staff Comments.pdf
030626_CC_public_comments.pdf
031026_CC_public_comment.pdf
Locator Maps.pdf
Conditional Approval Letter.pdf
Link to Demo File 91459
Link to Cond Use File 91512

Legislative History

1/9/26	Planning Division	Referred for Introduction
	Plan Commission (3/2/26), Common Council (3/10/26)	
1/27/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
3/2/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24 Common Council) pending a recommendation by the Urban Design Commission on the related conditional use request (ID 91512). The motion passed by voice vote/ other.

3/10/26	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

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

47. **91902** Approving a Certified Survey Map of property owned by VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway (District 1).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
CSM Application.pdf
CSM Letter of Intent.pdf
Land Use Letter of Intent.pdf
Proposed CSM.pdf
Amended TR-P Project Plans.pdf
Staff Comments.pdf
Link to Rezoning Ord File 92007

Legislative History

2/6/26	Planning Division	Referred for Introduction Plan Commission (3/16/26), Common Council (3/24/26)
2/24/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

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

48. 92192 Authorizing the City to Enter into a Cooperative Plan Between the Town of Westport, the Cities of Madison and Middleton, and the Villages of Deforest and Waunakee.

Sponsors: Satya V. Rhodes-Conway And Carmella Glenn

Attachments: Westport Cooperative Plan_03-03-26.pdf
Public Comments.pdf
CARPC Comments_03-03-26.pdf
Link to Resolution 90702

Legislative History

3/3/26	Planning Division	Referred for Introduction Plan Commission (3/16/26), Common Council (3/24/26)
3/10/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
3/16/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of Risk Manager

49. 91953 A. Filkouski - Property Damage - $20,000.00

Legislative History

2/24/26	COMMON COUNCIL	Referred to the Risk Manager
3/18/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

50. 92080 W. Duddleston - Property Damage - $1,065.00

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

51. 92083 S. Vandeslunt - Vehicle Damage - $750.00

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

52. 92112 Progressive Universal Insurance Company - Vehicle Damage - $2,050.60

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

53. 92119 E. Hocker - Property Damage - $270.00

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

54. 92157 S. McNeil - Vehicle Damage - $3,999.88

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

55. 92195 A. Harper - Personal Property - $5,331.00

Legislative History

3/10/26	COMMON COUNCIL	Referred to the Risk Manager
3/17/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

Report of Sustainable Madison Committee

56. 92025 Amending various portions of Section 29.40 and 1.08(4)(d) of the Madison General Ordinances to update language and requirements of the Building Energy Savings Code regarding timing and to provide citation authority to the Sustainability and Resilience Manager.

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

Attachments: 92025Body.pdf

Legislative History

2/17/26	Attorney's Office Sustainable Madison Committee (3/23/26), Common Council (3/24/26)	Referred for Introduction
3/10/26	COMMON COUNCIL	Refer to the SUSTAINABLE MADISON COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Sustainable Madison Committee meets 3/23/26.

Report of Transportation Commission

57. 92294 Authorizing the Mayor and City Clerk to execute an agreement with Bakers Place, LLC for 20-50 parking permits at the South Livingston Street Garage. (District 6)

Sponsors: Regina M. Vidaver

Attachments: FC Public Comment Legistar ID 92294.pdf

Legislative History

3/10/26	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
	Additional referral to Finance Committee.	
3/10/26	Attorney's Office	Referred for Introduction
	Transportation Commission (3/18/26), Finance Committee (3/16/2026), Common Council (3/24/26)	
3/10/26	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
3/16/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION
3/18/26	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Items Referred to this Meeting

Ordinances

58. 92211 Amending Section 33.27(3)(d) of the Madison General Ordinances related to the Deferred Compensation Committee.

Sponsors: Satya V. Rhodes-Conway

Legislative History

3/3/26	Attorney's Office	Referred for Introduction
	Common Council (3/24/26)	
3/10/26	COMMON COUNCIL EXECUTIVE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
3/10/26	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL
	Adopt (3/24/26)	

Reports

59. 91525 2026 Report re: Board, Committee, Commission, Ad Hoc Committee and Subcommittee Members who have not filed the Statement of Interests Form

Attachments: Non filers

Legislative History

1/12/26	Clerk's Office	Referred for Introduction
	Accept (2/24/26)	
1/27/26	COMMON COUNCIL	Refer to a future Meeting to Accept to the COMMON COUNCIL
	Accept (2/24/26)	
2/24/26	COMMON COUNCIL	Refer to a future Meeting to Accept to the COMMON COUNCIL
	Accept (3/24/26)	

Resolutions

60. 91910 Approving a Certified Survey Map of property owned by Apex 124, LLC located at 112-124 E Gorham Street, Mansion Hill Historic District (District 2).

Sponsors: Planning Division

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

Legislative History

2/6/26	Planning Division Common Council (3/24/26)	Referred for Introduction
2/24/26	COMMON COUNCIL Adopt (3/24/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL
3/18/26	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.

61. 91911 Approving a Certified Survey Map of property owned by 7601 Ganser Way, LLC located at 7601 Ganser Way (District 9).

Sponsors: Planning Division

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

Legislative History

2/6/26	Planning Division Common Council (3/24/26)	Referred for Introduction
2/24/26	COMMON COUNCIL Adopt (3/24/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL
3/18/26	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.

Introduction of New Business for Referral Without Debate

Ordinances

62. 92289 Repealing and recreating Sections 7.36 and 10.18 and Amending Sections 3.11(2)(f), 10.19(2), 24.04(7), and 1.03(3)(a) to update the City's solid waste disposal related ordinances consistent with current City practices and updated State law requirements.

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

Attachments: 92289 Body
MGO 10.18 Updates.pdf

Legislative History

3/10/26 Attorney's Office Referred for Introduction
Board of Public Works (4/8/26), Common Council (4/21/26)

63. **92343** Amending Section 4.08(1)(d) of the Madison General Ordinances to allow for longer installment payments of special assessments for customers of private water supply cooperatives.

Sponsors: John P. Guequierre And Badri Lankella

Legislative History

3/16/26 Attorney's Office Referred for Introduction
Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

64. **92344** Amending various sections of Chapter 28 of the Madison General Ordinances to add “Fairground” as an accessory use.

Sponsors: Derek Field And John P. Guequierre

Attachments: 92344 Body

Legislative History

3/16/26 Attorney's Office Referred for Introduction
Plan Commission Public Hearing (4/27/26), Common Council (5/5/26)

65. **92348** Creating Section 28.022-00750 of the Madison General Ordinances to change the zoning of property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District. (District 3)

Sponsors: Planning Division

Attachments: 822 Pulley Drive.pdf

Legislative History

3/17/26 Attorney's Office Referred for Introduction
Plan Commission Public Hearing (4/27/26), Common Council (5/5/26)

66. **92386** Amending Subsections 5.19(6) and (8) and creating Subsection 5.20(11) of the Madison General Ordinances to add public reporting requirements for the Office of the Independent Monitor and Police Civilian Oversight Board.

Sponsors: MGR Govindarajan

Legislative History

3/19/26 Attorney's Office Referred for Introduction
Police Civilian Oversight Board (3/25/26), Common Council (4/21/26)

Resolutions

67. **92238** Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

Sponsors: Planning Division

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

Legislative History

3/4/26 Planning Division Referred for Introduction
Plan Commission (4/13/26), Common Council (4/21/26)

68. **92239** Approving a Certified Survey Map of property owned by Werth Company, LLC located at 822 Pulley Drive (District 3).

Sponsors: Planning Division

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

Legislative History

3/4/26 Planning Division Referred for Introduction
Plan Commission (4/27/26), Common Council (5/5/26)

69. **92337** Authorizing a five-year agreement with Dane County Emergency Management for the management of EMS medication and supply vending machines at local hospitals. (Citywide)

Sponsors: Satya V. Rhodes-Conway

Legislative History

3/13/26 Fire Department Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

70. **92347** Authorizing a $56,000 contract with Madison's Central Business Improvement District (BID) and/or its fiscal sponsor to fund the continuation of the Downtown Activities Program focused on existing plazas around the Capitol Square and State Street (District 2, District 4 and District 8)

Sponsors: Michael E. Verveer

Legislative History

3/17/26 Economic Development Division Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

71. **92349** Authorizing the execution of a First Amendment to License with CCATT LLC, a Delaware limited liability company, for the installation of telecommunications equipment at Breese Stevens Field located at 917 E. Mifflin Street. (District 6)

Sponsors: Davy Mayer

Attachments: Exhibit A.pdf
Exhibit B.pdf
Exhibit C.pdf

Legislative History

3/17/26 Economic Development Division Referred for Introduction
Board of Park Commissioners (4/15/26), Finance Committee (4/13/26), Common Council (4/21/26)

72. 92350 Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Dane County for the County's purchase of the property located at 7270 Maahic Way in the City of Madison. (District 16)

Sponsors: Sean O'Brien

Attachments: 13169 PSA Maahic Way.pdf

Legislative History

3/17/26 Economic Development Division — Referred for Introduction
Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

73. 92351 Authorizing an amendment to the Purchase and Sale Agreement with RDC Development, LLC, or their successors or assigns, as previously authorized by Resolution RES-26-00146, Legistar #92015, for the purchase of seventeen properties addressed as 404 Cottage Grove Road; 514, 526, 533 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, and 501 Grand Oak Trail, Madison, WI 53714 for land banking purposes (District 15).

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

Attachments: 13244 Royster PSA Signed by Seller 2026 3-17.pdf
Exhibit A - PSA Revisions.pdf
13244 Appraisal.pdf

Legislative History

3/17/26 Economic Development Division — Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

74. 92352 Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 16)

Sponsors: Sean O'Brien

Attachments: Exhibit A - Description.pdf
Exhibit B - Map.pdf
Exhibit C -Utilities.pdf
Exhibit D - Site Plan.pdf
Kipp St_CSM Conditions Letter_03-10-26.pdf
Vicinity Map Kipp Circle Vacate.pdf
NoticeOfLisPendens Kipp Circle B000876 Corrected.pdf

Legislative History

3/17/26 Engineering Division — Referred for Introduction
Board of Public Works (4/22/26), Plan Commission (4/13/26), Transportation Commission (4/16/26), Common Council (Public Hearing - 5/5/26)

75. 92353 Amending the 2026 Operating Budget and Setting the 2026 Rates for the Sewer Utility, Landfill and Stormwater Utility (Citywide)

Sponsors: John P. Guequierre And Badri Lankella

Attachments: 2026 Average Residential Customer.pdf
2026 Statistical Summary.pdf
2026 Sanitary Rate Schedule.pdf
2026 Stormwater Rate Schedule.pdf
2026 Landfill Rate Schedule.pdf
2026 Amendment Needed.pdf

Legislative History

3/17/26 Engineering Division Referred for Introduction
Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

76. **92354** Approving Administrative Parcel Transfer in Ownership of 432 S. Junction Rd. (Junction Rd. Park and Ride) from City of Madison Engineer, Future Transportation to City of Madison Metro Transit, Junction Park and Ride. (District 1)

Sponsors: John P. Guequierre

Legislative History

3/17/26 Engineering Division Referred for Introduction
Board of Public Works (4/22/26), Transportation Commission (4/15/26), Common Council (5/5/26)

77. **92355** Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the SE ¼ of Section 30, T7N, R9E, in the City of Madison. (District 11, District 19)

Sponsors: John P. Guequierre And Bill Tishler

Attachments: Relocation Order RW Proj No 5992-07-06 .pdf
Vicinity Map Attachment.pdf

Legislative History

3/17/26 Engineering Division Referred for Introduction
Board of Public Works (4/8/26), Plan Commission (4/13/26), Common Council (4/21/26)

78. **92362** Granting Special Vending Approvals under MGO 9.136(1)(k) for 2026 Special Events as detailed on the accompanying special event resolution table.

Sponsors: Michael E. Verveer

Attachments: 2026 SE Resolution - table.pdf

Legislative History

3/19/26 Parks Division Referred for Introduction
Common Council (4/21/26)

79. **92363** Authorizing the City's execution of a Purchase and Sale Agreement and Lease between the City of Madison and The Salvation Army or their successors and assigns, for the purchase of the property located at 3030 Darbo Drive in the City of Madison, and leaseback period subsequent to closing. (District 15)

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

Attachments: 10379 PSA 3030 Darbo - Seller 3-17-26.pdf
10379 SA Darbo_CC Acq Memo_3.16.26.pdf
Appraisal Report - Salvation Army Offices - Darbo Drive - Bussen Comp
MRE Appraisal Salvation Army Office Building - Reduced.pdf
13309 Lease -3030 Darbo.pdf

Legislative History

3/17/26 Economic Development Division — Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

80. **92365** Authorizing the City's grant and execution of a Temporary Construction Easement Agreement between the City of Madison and Engen Construction Solutions, LLC for the temporary use and occupation of air space over portions of Breese Stevens Field, located at 902 E. Washington Ave. (District 6)

Sponsors: Davy Mayer, Derek Field And Carmella Glenn

Attachments: 13331 Temporary Construction Easement Breese Stevens.pdf

Legislative History

3/17/26 Economic Development Division — Referred for Introduction
Board of Park Commissioners (4/15/26), Finance Committee (4/13/26), Common Council (4/21/26)

81. **92373** Approving the 2026 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Sponsors: Satya V. Rhodes-Conway

Attachments: 2026 NGP Recommendations

Legislative History

3/18/26 Department of Planning and Community and Economic Development — Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

82. **92374** Authorizing the Mayor and City Clerk to enter a competitively selected service contract with REDI Transports, LLC for the dates of May 1, 2026 - December 31st, 2026, with up to four optional one-year renewals for ongoing emergency detention transport services. Future renewals will operate under a January through December annual contract

Sponsors: Yannette Figueroa Cole

Legislative History

3/18/26 Police Department — Referred for Introduction
Public Safety Review Committee (4/8/26), Finance Committee (4/13/26), Common Council (4/21/26)

83. **92375** Authorizing the CDD to extend Purchase of Services contracts with Housing Initiatives, Inc. and Madison Community Cooperative, Inc. through December

31, 2026 (District 2, District 4, District 12, District 6, District 18, District 10).

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

Legislative History

3/18/26 Community Development Division — Referred for Introduction
Finance Committee (4/13/26), Common Council (4/21/26)

Licenses

84. 92367

Public Hearing - New License
Metz Catering PA, LLC • dba NA
1000 Edgewood Dr • Agent: MIchael Delisle
Estimated Capacity (in/out): 450
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

Legislative History

3/18/26 Clerk's Office — Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

85. 92368

Public Hearing - New License
Madison WI Hotels LLC • dba La Quinta Inns and Suites
5217 East Terrace Dr • Agent: Harshal Amin
Estimated Capacity (in/out): 70
Class B Beer • 3% alcohol, 0% food, 97% other
Police Sector 520 (District 17)

Legislative History

3/18/26 Clerk's Office — Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

86. 92369

Public Hearing - New License
Thai Fusion LLC • dba Thai Fusion
745 N High Point Rd • Agent: Naomi Hanada
Estimated Capacity (in/out): 36/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 126 (District 19)

Attachments: LICLIB-2026-00160 App.pdf
LICLIB-2026-00160 Supplemental.pdf

Legislative History

3/18/26 Clerk's Office — Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

87. 92370

Public Hearing - New License
Becco Inc • dba TBD
421 S Park St • Agent:Sukhraj Singh Bharya
Class A Beer, Class A Liquor, Class A Cider

Police Sector 203 (District 13)

Legislative History

3/18/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

88. 92371 Public Hearing - New License
McShoe Madison LLC • dba Mike's Horseshoe Bar & Grill
3900 Dempsey Rd • Agent: Travis McGuigan
Estimated Capacity (in/out): 99/30
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 613 (District 15)

Attachments: LICLIB-2026-00167 App.pdf
LICLIB-2026-00167 Supplemental.pdf

Legislative History

3/18/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

89. 92372 Public Hearing - New License
GO Veg LLC • dba Green Owl
1970 Atwood Ave • Agent: Michael Randall
Estimated Capacity (in/out): 40/40
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 410 (District 6)

Attachments: LICLIB-2026-00168 App.pdf
LICLIB-2026-00168 Supplemental.pdf

Legislative History

3/18/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Appeals

90. 92339 Appeal of the Plan Commission action on the conditional use request for 2927 East Washington Avenue, Legistar ID 91510.

Attachments: Appeal 91510 Bangstad MBC.docx (3).pdf
File 91510

Legislative History

3/16/26 Clerk's Office Referred for Introduction
Common Council Public Hearing (4/21/26)

Reports

91. 92346 Report on Parking Assets in the Parks Division (Citywide)

Legislative History

3/17/26	Parks Division	Referred for Introduction
	Board of Park Commissioners (4/15/26), Common Council (4/21/26)	

Presentation of Claims Against the City

Claims - Refer to the Risk Manager

92. 92223 G. Giron - Personal and Bodily Injury - $250,000.00

93. 92226 A. Rieder - Personal Injury - $250,000.00

94. 92265 D. Nguyen - Property Damage - $1,980.00

95. 92300 Erie Insurance - Vehicle Damage - $16,245.68

96. 92303 Progressive - Vehicle Damage - $11,851.91

97. 92306 C. Engelhardt - Out of Pocket Expenses - $935.95

98. 92361 B. Nowicki - Vehicle Damage - $24,249.27

Announcements & Introductions of Items from the Floor

Adjournment

City of Madison

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

Master

File Number: 92288

File ID:	92288	**File Type:**	Resolution	**Status:**	Honoring Resolution
Version:	1	**Reference:**		**Controlling Body:**	Streets Division
				File Created Date :	03/09/2026
File Name:	Proclaiming the Week of April 20 through April 26 2026 as Arbor Week			**Final Action:**	
Title:	Proclaiming the Week of April 20 through April 26, 2026 as Arbor Week				
Notes:					
Sponsors:	Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, 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:				**Enactment Number:**	
Author:	Bryan Johnson			**Hearing Date:**	
Entered by:	bjohnson2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Streets Division	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT				
	Action Text:	This Resolution was RECOMMEND TO COUNCIL TO ADOPT					

Text of Legislative File 92288

Fiscal Note

No City appropriation required.

Title

Proclaiming the Week of April 20 through April 26, 2026 as Arbor Week

Body

WHEREAS, the City of Madison has been recognized by the Arbor Day Foundation as a Tree City USA for 36 years; and

WHEREAS, trees moderate temperature by reducing heat island effects; and

WHEREAS, healthy and thriving urban forests improve stormwater run-off management; and
WHEREAS, trees improve air quality; and
WHEREAS, residents living in greener neighborhoods are healthier; and
WHEREAS, trees benefit the quality of life in our neighborhoods by improving our physical and mental health, and trees provides an opportunity for community involvement and empowerment; and
WHEREAS, the continued planting and care of trees in our city shall provide all of these benefits for present and future residents of Madison;
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the Common Council of the City of Madison, Wisconsin, does hereby proclaim the week of April 20 through April 26, 2026 as Arbor Week in the City of Madison, and urges residents to celebrate and plant trees this week for the well-being of present and future generations.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92334

File ID:	92334	**File Type:**	Resolution	**Status:**	Honoring Resolution
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	03/13/2026
File Name:	TDOV 2026			**Final Action:**	

Title: Declaring March 31, 2026, to be Transgender Day of Visibility in the City of Madison.

Notes:

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

Effective Date:

Attachments:

Enactment Number:

Author: Ald. Dina Nina Martinez-Rutherford

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	03/13/2026	RECOMMEND TO COUNCIL TO ADOPT				

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT

Text of Legislative File 92334

Fiscal Note

No City appropriation required.

Title

Declaring March 31, 2026, to be Transgender Day of Visibility in the City of Madison.

Body

WHEREAS, International Transgender Day of Visibility was first created in 2010 by trans advocate Rachel Crandall, the head of Transgender Michigan, with the goal of celebrating the lives and contributions of trans people; and,

WHEREAS, there are over 1.6 million trans, non-binary, and gender-expansive people in the United States; and,

WHEREAS, transgender and gender non-conforming folks are valued members of the City of Madison; and,

WHEREAS, on June 8, 2023, the City of Madison raised the trans flag at the Madison Municipal Building for the first time, having the flag fly for a week; and,

WHEREAS, also in June of 2023, the City of Madison declared itself as a sanctuary for trans and nonbinary individuals, stating a commitment to protecting transgender and nonbinary individuals and stating that access to health care is a fundamental right and that all people in Madison and the State of Wisconsin should have access to all health care, including gender affirming care; and,

WHEREAS, Transgender Day of Visibility additionally acknowledges the struggles that many trans people face, such as poverty, discrimination, and violence; and,

WHEREAS, due to factors such as discrimination and violence, not every trans person can or wants to be visible; and,

WHEREAS, this discrimination and violence against trans people has impacted Madison, leading to tragedy; and,

WHEREAS, there has been a recent intensifying backlash towards trans people in recent years, as evidenced by direct physical violence as well as legislative measures, seen in the 533 anti-LBGTQ+ bills proposed throughout state legislatures in 2024, according to the American Civil Liberties Union; and,

WHEREAS, in July of 2023, the United States Sixth Circuit Court of Appeals permitted a state ban of gender-affirming care for transgender youth; and,

WHEREAS, on March 10, 2026, the United States Fourth Circuit Court of Appeals permitted a state ban of gender-affirming care for transgender adults; and,

WHEREAS, these anti-LGBTQ+ and, specifically, anti-trans bills in recent years have lead to the Lemkin Institute for Genocide Prevention and Human Security releasing their third Red Flag Alert on March 11, 2026; and,

WHEREAS, Red Flag Alerts are released when several red flags for genocide are exhibited; and,

WHEREAS, 14 of these anti-LGBTQ+ bills were from the Wisconsin State Legislature, all of which were successfully defeated, though multiple required Governor Tony Evers' veto power; and,

WHEREAS, the defeat of these bills is just one example of the resistance this discrimination has been met with, showing the strength and resilience of the trans community and their allies; and,

WHEREAS, this resilience of the trans community has long been on display; and,

WHEREAS, the Stonewall Uprising in 1969, which, in part, was led by transgender women of color, marked a major turning point in the LGBTQIA+ civil rights movement; and,

WHEREAS, while the Stonewall Uprising marked a turning point, there had been similar uprisings throughout the United States, including in the City of Milwaukee with the Black Nite Brawl in August of 1961; and,

WHEREAS, the Black Nite Brawl was a self-defense resistance action led by Josie Carter, a gender non-conforming Black “queen,” against four sailors who demanded admission to the Black Nite bar without furnishing identification, as required by all newcomers; and,

WHEREAS, in Madison, spaces such as the Back-Door Bar, opened in 1972, and the Cardinal Bar, opened in 1974, became the first places that publicly and specifically catered to queer clientele in Madison; and,

WHEREAS, organizations such as Fair Wisconsin, GSAFE, Proud Theater, and OutReach LGBTQ+ Community Center, among others, have both fought for the rights of the LGBTQ+ community and provided safe spaces for the LGBTQ+ community in Madison; and,

WHEREAS, the trans community has been historically resilient and will continue to be so; and,

WHEREAS, Transgender Day of Visibility is celebrated on March 31 each year;

NOW, THEREFORE, BE IT RESOLVED that the City of Madison declares March 31, 2026, as Transgender Day of Visibility.

BE IT FURTHER RESOLVED that the City of Madison commits itself to supporting transgender and gender-nonconforming residents of Madison and encourages all residents of Madison to resist hate and discrimination.

BE IT FINALLY RESOLVED that the City of Madison celebrates the lives and contributions of Madison’s transgender community.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89048

File ID:	89048	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	07/08/2025
File Name:	Consent Agenda Document (3/24/26)			**Final Action:**	
Title:	Consent Agenda Document (3/24/26)				
Notes:					
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	07/08/2025	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				

Action Text: This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Text of Legislative File 89048

Title
Consent Agenda Document (3/24/26)

City of Madison

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

Master

File Number: 90916

File ID:	90916	**File Type:**	Ordinance	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	11/17/2025
File Name:	West Gilman Rezone			**Final Action:**	

Title: Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)

Notes: 7016WestGilmanRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	411 W Gilman Street.pdf, Link to Cond Use File 90614, Link to CSM File 90618, Link to 411 W Gilman Demo File 91233, Link to 415 W Gilman Demo File 91234, Link to 433 W Gilman Demo File 91236, Staff Comments.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	11/17/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (12/15/25), Common Council (1/13/26)					
1	COMMON COUNCIL	11/25/2025	Refer For Public Hearing	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	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	12/15/2025	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	02/02/2026	03/16/2026	Pass
	Action Text:	A motion was made by Solheim, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 2/2/2026. The motion passed by voice vote/other.					
	Notes:	On a motion by Solheim, seconded by Wasniewski, the Plan Commission recommended to the Common Council that the zoning map amendment be re-referred to the February 2, 2026 Plan Commission (February 10, 2026 Common Council) pending a recommendation by the Landmarks Commission on the demolition of the existing buildings on the subject site. The motion to recommend re-referral passed by voice vote/ other.					

1	COMMON COUNCIL	01/13/2026	Re-refer for Recessed Public Hearing	PLAN COMMISSION		03/16/2026	Pass

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

1	PLAN COMMISSION	02/02/2026	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	PLAN COMMISSION	03/02/2026	03/16/2026	Pass

Action Text: A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/2/2026. The motion passed by voice vote/other.

Notes: On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission referred the zoning map amendment to March 2, 2026 (March 10, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614) and to allow the public hearing for the Plan Commission's consideration of the demolitions of three buildings on the site to be noticed. The motion passed by voice vote/ other.

1	COMMON COUNCIL	02/10/2026	Re-refer for Recessed Public Hearing	PLAN COMMISSION		03/16/2026	Pass

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

1	PLAN COMMISSION	03/02/2026	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	PLAN COMMISSION	03/16/2026	03/16/2026	Pass

Action Text: A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the zoning map amendment to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614). The motion passed by voice vote/ other.

1	COMMON COUNCIL	03/10/2026	Re-refer for Recessed Public Hearing	PLAN COMMISSION		03/16/2026	Pass

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

1	PLAN COMMISSION	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING				Pass

Action Text: A motion was made by Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

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

Text of Legislative File 90916

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 411 West

Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District to facilitate redevelopment of the site with a 15-story mixed-use building.

****

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

1. Map Amendment 00742 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00742. The following described property is hereby rezoned to UMX (Urban Mixed-Use) District.

The southwest half of Lot 8, Block 39, Original (Prichette) Plat of Madison, City of Madison, Dane County, Wisconsin. Said described parcel contains 4,385.07 square feet, more or less.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

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

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

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

See Attachment(s): ____

Date to be Presented: 25 November 2025

Referral(s): Plan Commission: 15 December 2025; Common Council: 13 January 2026

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: _____

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

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

Rezone following property:

Address 411 W Gilman Street Alder District 2

From DC District To UMX District

Proposed Use: Rezone to facilitate redevelopment of site with a 15-story mixed-use building in UMX zoning

By Direction Of: _____ Date: 17 November 2025

Meagan Tuttle, Director Planning Division

PLANNING DIVISION STAFF REPORT

March 16, 2026

Project Addresses:	**411-433 W Gilman Street**
Application Type:	Demolition Permit, Zoning Map Amendment, Conditional Use, and Certified Survey Map Referral
Legistar File ID #	91233, 91234, 91236, 90916, 90614 and 90618
Prepared By:	Chris Wells, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, AICP, Principal Planner Meagan Tuttle, AICP, Planning Director

Summary

Applicant: Jason Doornbos; LCD Acquisitions, LLC; 315 Oconee Street; Athens, GA 30601

Property Owners:

411 W Gilman Street:	Cook and Erickson; 203 E. Main St., Apt. 315, Waunakee, WI 53597
415 W Gilman Street:	Master Hall Associates, LLP; 401 N. Carroll St., Madison, WI 53703
421 W Gilman Street:	421 West Gilman Street, LLC; 121 S. Brittingham Place, Madison, WI 53715
425 W Gilman Street:	Mullins Apartments, LLP; 401 N. Carroll St., Madison, WI 53703
433 W Gilman Street:	Fisher Construction, Inc.; Ridgeview Investments of Madison, LLP; N17W24222 Riverwood Drive, Ste. 250; Waukesha, WI 53188

Contact Person: John Myefski; Myefski Architects; 400 N Michigan Ave, Suite 400; Chicago, IL 60611

Surveyor: Kevin Pape, Vierbicher; 999 Fourier Drive, Suite 201; Madison, WI.

Requested Actions:

- ID 91233 – Consideration of a demolition permit to demolish a commercial building at 411 W Gilman Street;
- ID 91234 – Consideration of a demolition permit to demolish a commercial building at 415 W Gilman Street;
- ID 91236 – Consideration of a demolition permit to demolish a commercial building at 433 W Gilman Street;
- ID 90916 – Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District;
- ID 90614 – Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units; and
- ID 90618 – Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street.

Proposal Summary: The applicant is requesting several approvals to construct a sixteen-story mixed-use building that will contain 2,544 square feet of commercial space and 258 apartments following demolition of a one-story commercial building at 411 W Gilman Street containing a restaurant, the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street, a three-story, four-unit apartment building at 421 W Gilman Street, and a four-story, 20-unit apartment building at 433 W Gilman Street. The demolitions of 411, 415 and 433 W Gilman Street require Plan Commission approval. The twelfth floor of the proposed building will include a pool and amenity deck. The project is scheduled to commence in fall 2026, with completion anticipated in summer 2029.

Applicable Regulations & Standards: MGO §28.182 of the Zoning Code provides the process for zoning map amendments. Table E-2 in MGO §28.072(1) identifies *dwelling units in a mixed-use building* as a permitted use in the [proposed] UMX district while *accessory outdoor recreation* requires a conditional use in UMX zoning. The Supplemental Regulations [MGO §28.151] contain further applicable regulations for *Outdoor Recreation*. MGO §28.076(4)(c) requires that all new buildings with more than six (6) stories obtain conditional use approval following a recommendation by the Urban Design Commission using the Downtown Urban Design Guidelines. 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 demolitions. Lastly, MGO §16.23(5)(g) provides the process and standards of approval for certified survey maps.

Review Required By: Landmarks Commission, Urban Design Commission, Plan Commission, and Common Council.

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 411-433 W Gilman Street:

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, that the Plan Commission finds that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed building at 411-433 W Gilman Street. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, the Plan Commission should refer the conditional use requests to a future meeting to allow the applicant the opportunity to make the necessary changes to accommodate the 411, 415 and 433 W Gilman Street buildings in the proposal;
- That the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00742, rezoning 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission forward the Certified Survey Map to combine 411, 415, 421, 425 and 433 W Gilman Street into one lot to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 15** of this report for the land use requests, and on **page 26** for the CSM.

Background Information

Parcel Location: A 39,258-square-foot (0.9-acre) parcel (per CSM) located on the southeast side of W Gilman Street, between N Broom Street and N Frances Street. It is located within Alder District 2 (Ochowicz) and the Madison Metropolitan School District.

Existing Conditions and Land Use:

- According to City records, the parcel at 411 W Gilman Street is approximately 4,356 square feet in area and is developed with a roughly 2,175-square-foot, one-story commercial building which currently contains the restaurant FUGU. The building was originally constructed in 1949 and the parcel is zoned DC (Downtown Core District);
- The roughly 13,070-square-foot parcel at 415 W Gilman Street is developed with a seven-story, 110-unit apartment building (called *Master Hall*) which was originally constructed in 1966. It is zoned UMX (Urban Mixed-Use District);
- The parcel at 421 W Gilman Street is approximately 4,356 square feet in area and is developed with a three-story, four-unit apartment building which was originally constructed in 1905. It is zoned UMX;
- The roughly 9,190-square-foot parcel at 425 W Gilman Street is completely paved and is occupied by a roughly 28-stall private parking lot which serves the adjacent buildings. It is zoned UMX; and
- The parcel at 433 W Gilman Street is approximately 7,280 square feet in area is developed with a four-story, 20-unit apartment building which was originally constructed in 1916. It is zoned UMX.

Surrounding Land Use and Zoning:

Northwest: Across W Gilman Street is 'The Hub' mixed-use development and various two- to four-story mixed-use and commercial buildings, all located in the Downtown Core (DC) District;

Northeast: A two-story, multi-tenant commercial building, zoned DC;

South and Southwest: 'The James', a 12-story mixed-use building with ground floor commercial and 348 units in the UMX (Urban Mixed-Use) District; and

Southeast: '420 West', a six-story, 80-unit apartment building, zoned PD (Planned Development) District.

Adopted Land Use Plans: The 2012 Downtown Plan includes the subject site and adjacent properties located north of W Gorham Street and University Avenue extending north of State Street in the "State Street" District. The Plan recommends that the subject site and nearby properties on both sides of Gorham-University be developed with Downtown Mixed-Uses. The Plan seeks to maintain and enhance the "unique," "vibrant," "special," and "intimate" character of the State Street District as the City's "premier" destination for shopping, dining, culture and entertainment by reinforcing the pedestrian-scale of the district and "human-scale" developments that promote synergy and interaction (Objective 4.2). Away from State Street, the recommendations for the district allows for some development of a larger scale to be considered along W Gorham Street and University Avenue.

The Comprehensive Plan as amended through 2024 recommends the subject site and surrounding properties for Downtown Mixed-Use (DMU).

Zoning Summary: The subject site will be zoned UMX (Urban Mixed-Use District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	39,258 sq. ft.
Lot Width	30'	297.44'
Front Yard Setback	0' or 5'	0' (*See Comment #54*)
Max. Front Yard Setback	10'	0'
Side Yard Setback	0'	5.0' north side yard 0' south side yard
Rear Yard Setback	10'	10.0'
Maximum Lot Coverage	90%	89%
Minimum Building Height	2 stories	8 stories/<88' 12 stories/<116' 16 stories/<172'
Maximum Building Height: See Downtown Height Map	6 stories/88 feet 8 stories/116 feet 12 stories/172 feet	8 stories/<88' 12 stories/<116' 16 stories/<172' (*See Comment #55*)
Stepback: See Downtown Stepback Map	15' stepback above 4 stories	15'-4" stepback at 5th floor

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	72
Electric Vehicle Stalls	10% EV ready: 7	3 EV installed 15 EV ready
Accessible Stalls	Yes	3
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (430) 1 guest space per 10 units (26) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (458 total)	431 long-term 28 surface (459 total) (*See Comments #56 & #57*)
Landscaping and Screening	Yes	Yes (*See Comments #58 & #59*)
Lighting	Yes	No (*See Comment #62*)
Building Form and Design	Yes	Flex building (*See Comments #60 & #61*)

Other Critical Zoning Items	
Yes:	Urban Design (UMX Zoning District), Utility Easements, Barrier Free (ILHR)
No:	Historic District; Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, TOD Overlay

Tables Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including daily all-day Metro Transit service south of the site along University Avenue and W Johnson Street - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 373 Weekday and 165 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Project Description

The applicant is requesting approval to rezone the roughly 4,355-square-foot (0.1-acre) parcel at 411 W Gilman Street from DC to UMX and conditional uses to construct a sixteen-story, mixed-use building at 411-433 W Gilman Street. The proposed building will replace four buildings, including the one-story building at 411 W Gilman Street which contains a restaurant; the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street; the three-story, four-unit apartment building at 421 W Gilman Street; and the four-story, 20-unit apartment building at 433 W Gilman Street. The demolition of 411, 415 and 433 W Gilman Street also require Plan Commission approval due to findings of historic value for those structures by the Landmarks Commission. The applicant is also requesting approval of a Certified Survey Map (CSM) to combine the five underlying parcels into one lot.

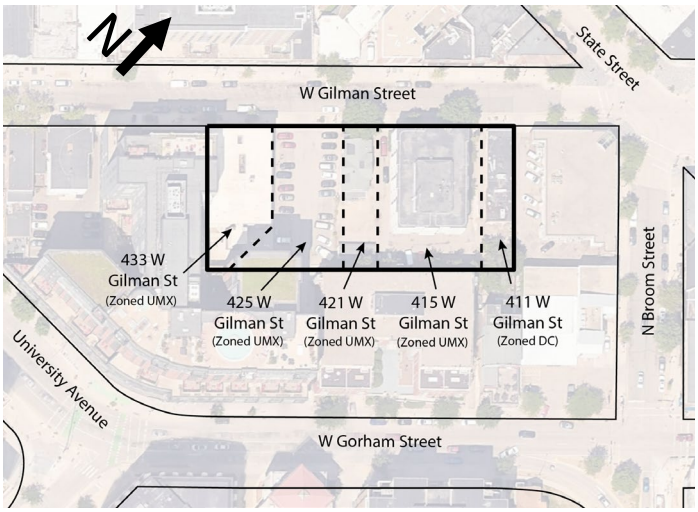


Image 1: The parcels proposed to be combined via Certified Survey Map (CSM) to form the subject parcel.

The roughly 0.9-acre site occupies roughly the central half of the southeasterly side of the block of W Gilman Street located between N Broom Street and N Frances Street. Following demolition of the four existing buildings, the applicant is proposing to construct a 16-story, mixed-use building with roughly 2,545 square feet of commercial space along W Gilman Street and 258 residential units on the floors above. Located along the building's W Gilman Street ground floor façade, the retail space will occupy the northeastern end; a roughly 6,000-square-foot lobby (with main entrance to residential units above) and fitness space will occupy the center half; and a historic display containing information about the history of the buildings which previously occupied the site (i.e. those proposed for demolition) will occupy the southwest end. Located in between the lobby space and historic display is the entry to the underbuilding parking as well as the trash room and bike parking. Thirty-eight automobile parking stalls will occupy the rear of the ground floor and a ramp at the northeast end will provide access to 34 stalls on the lower level. The applicant has clarified that none of the underbuilding automobile parking stalls will be for customers of the retail space but rather only for retail employees as well as the building's residents. A total of 459 bicycle parking stalls – for guests as well as building residents – are located in various locations on the same two levels as well as around the building's periphery.

The building's upper floors will include 258 apartments – four studios, 26 one-bedroom units, 93 two-bedroom units, 13 three-bedroom units, 37 four-bedroom units, and 85 five-bedroom units, for a total of 838 bedrooms. However, because 25 of the 1-bedroom units and 66 of the 2-bedroom units will be double occupancy, and three of the 3-bedroom units will contain a total of four beds, while the total number of bedrooms in the building will be 828, the total number of beds will be 986. As for amenities, besides the aforementioned fitness room on the ground floor, the second floor will contain a roughly 1,300-square-foot study room, while the twelfth floor will contain two large amenity rooms and a roughly 10,000-square-foot landscaped outdoor deck with pool. (One of the conditional uses triggered for this proposal is for this pool, which zoning classifies as *outdoor recreation*.)

The proposed building's massing is largely in response to the maximum building heights allowed by the Downtown Height Map (Sec 28.071(2)(a) of the Zoning Code) for the various areas of the site, as shown in Image 2 to the right. For the subject site, in the portion of the site at the north corner (shaded green in Image 2) which is limited to six (6) stories and 88 feet by Sec 28.071(2)(a), the applicant is proposing eight stories but at roughly 75 feet in height. For the middle portion of the site (shaded blue) which is limited to eight (8) stories and 116 feet, the applicant is proposing 12 stories but at roughly 105 feet in height. Finally, for the southwest portion of the site (shaded red) which is limited to twelve (12) stories and 172 feet, the applicant is proposing 16 stories but at roughly 156 feet in height.

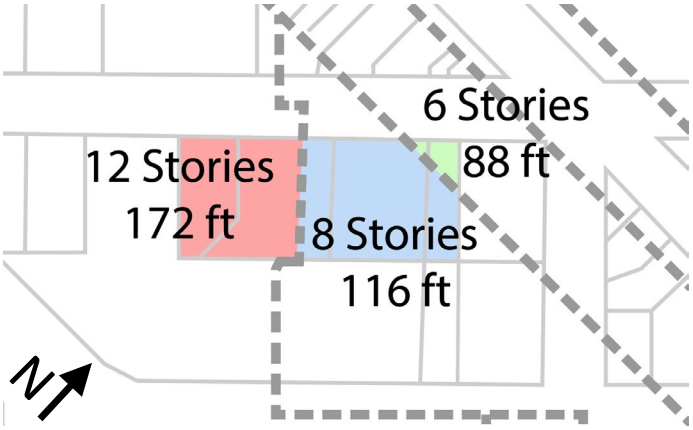


Image 2: Maximum Allowable Building Heights for the Three Areas of the Subject Site as Outlined in Table 28E-3 in Sec 28.071(2)(a) of the Zoning Code.

These additional stories would be allowed through the recording of a Land Use Restriction Agreement (LURA) which would guarantee that a portion of the beds on the additional floors would be provided at below market rates to students from households with low or moderate incomes for a specified period of time. Section 28.071(2)(a)2. Provides more information regarding the LURA requirements. Staff note that the LURA will require a separate approval process (requiring approval by the City Attorney, adoption by the Common Council, and execution and recording of the final document with the Dane County Register of Deeds) prior to the issuance of building permits for this project.

Zoning Staff have confirmed that the proposed building heights in the three areas shown in Image 2, as measured in feet, are all still below the maximums allowed by Sec 28.071(2)(a) of the Zoning Code. Furthermore, Zoning staff have also confirmed that the proposed building satisfies the 15-foot massing stepback above the fourth floor along W Gilman Street, as required by Section 28.071(2)(c) of the Zoning Code. Lastly, Staff note that all elements of the proposed building appear to be at least two feet below the Capitol View Preservation Height Limit.

Regarding exterior building materials, the building's lower four stories will be clad with a brown brick and the massing will step back at regular intervals to create four roughly 50-foot-wide masses along the W Gilman Street sidewalk. Grey medal paneling will be deployed in two of the recesses to further accentuate the modulation. Grey aluminum storefront systems will be used along the ground floor and a dark grey coping used at the top of the brick. In contrast to the heavier and darker materials cladding the lower four floors, those deployed on the upper floors – primarily glass and grey and white metal paneling – are lighter in color and appearance.

Staff note that the ground floor canopies which extend out over the public sidewalk, will need approval of a Privilege in Streets agreement. A condition requiring such an agreement has been recommended in the agencies conditions listed at the end of this report.

Analysis

The applicant is first requesting approval by the Plan Commission to demolish the structures at 411, 415 and 433 W Gilman Street. Next, they are seeking approval to rezone the parcel at 411 W Gilman Street from DC to UMX District to make it's zoning the same as the other parcels proposed to be combined into one via the proposed Certified Survey Map. In UMX zoning, any new building with greater than six stories requires conditional use approval by the Plan Commission following a recommendation by the Urban Design Commission using the Downtown Urban Design Guidelines. Additionally, the rooftop pool and deck, classified by Zoning as *outdoor recreation*, also requires conditional use approval.

Consistency with Adopted Plans

The 2012 Downtown Plan includes the entire proposed site and block as well as those to the northwest and northeast in the "State Street" District. The Plan seeks to maintain and enhance the "unique," "vibrant," "special," and "intimate" character of the State Street District as the City's "premier" destination for shopping, dining, culture and entertainment by reinforcing the pedestrian-scale of the district and "human-scale" developments that promote synergy and interaction (Objective 4.2). Away from State Street, the recommendations for the district allow for some development of a larger scale to be considered along W Gorham Street and University Avenue. The recommended height map (page 37) allows up to 12-story buildings to be built on this site.

The Downtown Plan emphasizes the importance of creating appropriately scaled buildings compatible with their surroundings. While the Plan established a Maximum Building Heights Map to create a more predictable development review process for new buildings scaled consistent with their surroundings, it also asserted the importance of topography, view corridors, the presence of historic resources, variety in building heights, and the scale of existing buildings in the vicinity in determining whether a new building may be constructed to the maximum height identified for a specific site or area. Since the adoption of the Downtown Plan, two buildings have been built nearby up to the twelve-story height limit on the Downtown Height Map, including The James, which adjoins the proposed building to the south. Another, The Hub, is located directly across W Gilman Street.

More recently, the subject site and surrounding properties are recommended for Downtown Mixed-Use (DMU) by the Comprehensive Plan as amended through 2024. The DMU land use category is used to delineate areas of the downtown that are outside the core of the downtown but are still appropriate for intensive mixed-use development. DMU areas are generally more focused on residential, retail, and service uses than areas recommended for Downtown Core (DC) by the Plan, but may also include some government and employment uses. Subject to the Downtown Plan height map, some DMU areas are appropriate for mixed-use development that can rival development intensities within DC areas. The Comprehensive Plan defers to the Downtown Plan for details on heights, mix of uses, ground floor uses, pedestrian friendly design, and other considerations that must be addressed for development in the DMU category.

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 Planning Division believes that the request to rezone the subject site to the UMX zoning district to facilitate construction of the proposed mixed-use building is consistent with the recommendations for the site in the Downtown Plan and Comprehensive Plan summarized above.

Demolition Standards

In February 2025, the Common Council adopted Ordinance 25-00010 (ID 86649) to change the demolition review process and approval standards. When a demolition application is submitted, it is first reviewed by the Landmarks Commission. The Landmarks Commission assigns Category A, B, or C to each principal building. Category A buildings have historic value based on architectural significance, cultural significance, or historic significance. Category B buildings have historic value, but the building itself is not historically, architecturally or culturally significant. Category C buildings have no known historic value. The demolition of a Category C building may be approved by the Director of Building Inspection. The demolition of a Category A or B building requires approval by the Plan Commission following a public hearing.

On January 12, 2026, the Landmarks Commission reviewed the demolition applications for the four existing buildings that occupy the subject site. While the Landmarks Commission found that the three-story, four-unit apartment building at 421 W Gilman Street had no known historic value (a Category C finding), it determined that the demolition of the three other structures were either Category A or B demolitions.

The Plan Commission shall not approve the demolition unless it finds that the two approval standards are met for each request.

Standard 1 states: *"Demolition of the existing building(s) is consistent with or will aid in the implementation of adopted plans or with the purpose statement of this section. The Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans."*

Per the discussion in the preceding subsection of this report, staff believe the proposed project is consistent with the City's adopted plans.

Standard 2 states*: "There are factors that are found to outweigh the public interest in preserving historic resources. Such a finding may include, but is not limited to:*

i. The building is found to be in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.

ii. If the building has historic value, the building has been so altered that it cannot convey its historical association or architectural significance.

iii. *There is a structural or fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern that supports demolition as provided in reports from the Madison Fire Department, Police Department, and/or Building Inspection Division."*

For each of the three requested demolitions, the Plan Commission should consider the report of the Historic Preservation Planner, the action and findings of the Landmarks Commission, and the City's adopted plan recommendations, to determine if it is possible to find the demolition permit approval standards met. If the Plan Commission were to approve the demolition permit, they must find and cite factors that outweigh the public interest in preserving historic resources, including, but not limited to, those listed in Standard 2 above. Staff note

that the construction that proposed building includes a significant amount of additional housing units, including a percentage of those units to be restricted as affordable and reflects the scale and intensity recommended in adopted plans. Conversely, if the Plan Commission finds that the standards are not met, it should detail its findings as well.

If the Plan Commission approves a demolition permit, it 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. Conditions may include plans to mitigate the loss of the building to include relocation, salvage of historic materials, adaptive reuse of portions of existing structures, interpretive installations at the site, or other creative mitigation measures.

Further information on each building is summarized below.

411 W Gilman Street

For the one-story commercial building at 411 W Gilman Street, which currently contains a restaurant, the Landmarks Commission recommended a Category B finding "*for historic value related to being the first location for the Rocky Rococo pizza company, but the building itself is not architecturally or historically significant.*" The motion on the finding passed on a 6-1 vote (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91233.

In its Category B finding, the Landmarks Commission recommended no conditions regarding reuse of or historic documentation for 411 W Gilman Street. Staff also note that, according to City historic records, there have been changes to the storefront over time. In regards to this building's condition, the Planning Division staff is unaware of any evidence that the building is in deteriorated condition and further, or that there are structural or fire hazards, unlawful uses, or public nuisances present on the property.

415 W Gilman Street

For the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street, the Landmarks Commission recommended a Category A finding "*for its significant Brutalism Expressionism architecture, intact quality, significance related to the social context of Madison, and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*" The motion on the finding passed unanimously (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91234.

The cubic building constructed of reinforced concrete was designed by Milwaukee-based architect Jordan Miller and constructed in 1965. The staff report to the Landmarks Commission for this proposed demolition notes "*This Brutalist-style building with its Expressionist cube forms is unique in Madison. The building was constructed in a time when there was a boom in student population in Madison. Most of the new private dormitory buildings were very simple buildings whereas this building had cutting-edge design. […] Brutalist architecture in Madison is typically found on the public buildings constructed at the time, whereas this was a private dormitory.*" Staff also notes the 2021 article about the building and its history written by Michael Bridgeman.

The report submitted by the applicant which was drafted by the private consultant firm Legacy Architecture, discusses possible mitigation measures. It notes, "*Mitigation approaches that reuse, recycle, or recreate elements of the building into a new one seem difficult, given the structure of the building. Reinforced concrete cannot really be extracted and reused in its place or moved. Rather, an approach of recognition rather than direct preservation may be appropriate, similar to how certain federally funded projects under Section 106 guidance will record, study, and honor a historic property being removed. This can take the form of written and photographic documentation or the installation of a memorial, like a historic marker, plaque, or wall text, and images integrated into the new design, including, specifically in this case, some recognition of Master Hall's unique expressionist brutalist design.*"

Staff note that a landmark nomination to make the Master Hall a designated Madison Landmark has been recently submitted by the Madison Trust for Historic Preservation and is currently under review by City Staff – it will be first reviewed by the Landmarks Commission who will make a recommendation to Council, the ultimate approving body. That said, the current redevelopment proposal should be evaluated based on the city standards that were in place when it was submitted (i.e. before this landmarks nomination was received).

Staff is unaware of any evidence that the seven-story multi-family dwelling is in deteriorated condition or that structural or fire hazards, unlawful uses, or public nuisances are present on the property. Staff are also unaware of any additions or substantial modifications to the structure over the years which would impact the historic integrity.

433 W Gilman Street

For the four-story, 20-unit apartment building at 433 W Gilman Street, the Landmarks Commission recommended a Category A finding "*for its architectural significance and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*" The motion passed unanimously (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91236.

The staff report to the Landmarks Commission for this proposed demolition notes, "*This building, known as the Stratford Apartments, was constructed in 1914 as an apartment building and originally served as student and workforce housing. The Prairie-style apartment building is a rare remaining resource. The City identified this building as a potential landmark in the 2012 Downtown Plan for its architectural significance*." Staff note that while several of the building's elements such as the entryway and brick masonry are all intact, the building has also undergone several alterations over the years, both on the exterior (for example the central windows of the W Gilman Street façade have been replaced with wooden painted panels) and on the interior (the various residential units have been divided and combined numerous times depending on market demands).

The report of the structure and its history which was drafted for the applicant by the private consultant firm Legacy Architecture, discusses possible mitigation measures. It notes, "*A mitigation approach of recognition rather than direct preservation may be appropriate, similar to how certain federally funded projects under Section 106 guidance will record, study, and honor a historic property being removed. This can take the form of written and photographic documentation, the installation of a memorial, such as a historic marker, plaque, or wall text, and images integrated into the new design*."

Staff is unaware of any evidence that the five-story multi-family dwelling is in deteriorated condition or that structural or fire hazards, unlawful uses, or public nuisances are present on the property. Despite several modifications, both on the exterior as well as interior, over time to the building (as noted above), the building has nevertheless been identified over the years as a potential landmark, such as in the 2012 Downtown Plan (see Page 87).

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.

Section 28.183(6), M.G.O. lists sixteen approval standards, of which not all are applicable to every conditional use. For this request, Conditional use standards 1–6 and 8 are applicable. Standards 7, 9, 10-16 do not apply. Staff believes that the Plan Commission can find standards are met and this report provides additional staff analysis regarding standards 2,3,5, and 8. Though if any of the demolitions are not approved, plans would need to be revised and the conditional use standards, including 8, may not found to be met without revisions. Staff provide the following discussion:

Standard 2 states:

> *"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."*

City Engineering has submitted several conditions related to necessary infrastructure-related considerations. Planning staff believes upon meeting these conditions, this standard could be found met.

Standard 3 states:

> *"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."*

Planning Staff is recommending a condition requiring the applicant to submit a Management Plan. Planning staff believe upon meeting this condition, this standard could be found met.

Standard 5 states:

> *"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 note that Parking Staff are requiring a Transportation Demand Management Plan to be reviewed and approved and Traffic Engineering Division has requested commercial delivery and waste removal plans for review as conditions of approval. With these conditions, Planning staff believe this standard could be found met.

Standard 8 states, in part:

> *"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."*

Staff note that prior to approving a conditional use for any new building in the UMX zoning district proposed to contain more than six stories, the Zoning Code requires that the Urban Design Commission provide a recommendation to the Plan Commission on conformity to the design standards in the Downtown Urban Design Guidelines. The Urban Design Commission reviewed the project at its March 4, 2026 meeting and recommended that the proposed building met the guidelines subject to condition that the planters along W Gilman Street could be used more sparingly, removing them from the locations where they are in close proximity to the entries. More information on the UDC review of the project may be found here (ID 89582). Staff note that the applicant made substantial improvements to the design of the building in response to the feedback received from the UDC at their January 21, 2026 meeting, which involved achieving greater continuity of the detail of and design between the four 4-story masses along W Gilman Street; a relocation and redesign of the garage entry; a redesign of the Gilman Street frontage to soften the hardscape areas, among others.

With the Urban Design Commission's advisory recommendation, staff believe that the Plan Commission may find that Standard 8 is met and recommends that the UDC condition of approval be made part of its approval of the conditional use for the project.

However, staff note that if any of the requested demolition permits associated with this request are not approved, the subsequent level of design and redesign required for the proposal will be such that Staff believe the Plan Commission would not be able to find standard 8 to be met and the Plan Commission would need to consider placing the request on file or referring the project design to a future meeting, as well as a future UDC meeting, to review said design changes.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for 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.

The applicant will be required to submit a management plan to be reviewed and approved by Planning, Zoning and Traffic Engineering staff prior to final sign-off. Given that this management plan will cover the regulations listed above, Staff believe the Supplemental Regulations can be found met.

Criteria for Certified Survey Map

Finally, the Plan Commission may find that the proposed one-lot Certified Survey Map to combine the underlying lots that comprise the subject parcel meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report.

Public Input

At time of writing, Staff have not received any public comments regarding this proposal.

Conclusion

The applicant proposes to construct a sixteen-story, approximately 163-foot-tall mixed-use building containing 2,544 square-feet of first floor commercial space and 258 multi-family dwelling units on a 0.9-acre parcel located at 411-433 W Gilman Street. The parcel at 411 W Gilman Street will need to be rezoned from the DC to UMX District to match the zoning of the rest of the parcels. The development also requires approval of conditional uses by the Plan Commission for a building containing more than six stories and for accessory outdoor recreation for a pool and roof deck on the twelfth floor. Staff believes that the proposed zoning district is consistent with the recommendations for the "State Street" District in the 2012 Downtown Plan and the Downtown Mixed-Use land use category in the 2024 Comprehensive Plan.

The proposed building will replace four structures. The first, a three-story, four-unit apartment building at 421 W Gilman Street, was found by the Landmarks Commission to have no known historic value and can be administratively approved. However, the Landmarks Commission determined that the demolition of the three other structures had some level of historic value (either category A or B) and require Plan Commission consideration.

Located at 411 W Gilman Street is a one-story commercial building which currently contains a restaurant, and was previously the first location of the Rocky Rococo pizza company. During its review of the demolition of the commercial building, the Landmarks Commission found that the building has historic value "*for historic value related to being the first location for the Rocky Rococo pizza company, but the building itself is not architecturally or historically significant*" – a Category B finding.

The next two buildings – the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street and the four-story, 20-unit Stratford Apartments building at 433 W Gilman Street – were recommended by the Landmarks Commission to have a Category A historic value. For the 415 W Gilman Street Master Hall building, the Commission found the (a) historic value "*for its significant Brutalism Expressionism architecture, intact quality,*

significance related to the social context of Madison, and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings." For the 433 W Gilman Street Stratford Apartments building, it found the (a) historic value "*for its architectural significance and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*"

Considering the recommendations of the Landmarks Commission, especially for 415 and 433 W Gilman Street, the Planning Division cannot definitively conclude the demolition standards are met. In order for the Plan Commission to approve any of the demolitions, it shall find that the standards in Section 28.185(6)(c) are met. The Plan Commission should consider the reports of the Historic Preservation Planner, the actions of the Landmarks Commission, and the City's adopted plan recommendations, to determine if it is possible to find the demolition permit approval standards met. If the Plan Commission were to approve the request, they would need to find and cite factors that outweigh the public interest in preserving historic resources. Conversely, if the Plan Commission finds that the standards are not met, it should detail its findings as well. If the Plan Commission does approve the requested demolition permit, Staff has recommended conditions requiring the applicant to document the exterior of the building, through photographs and measured drawings, prior to demolition, a measure which may partially mitigate any loss of historical character or value.

Regarding the conditional use requests, Staff believes, with the conditions of approval recommended by reviewing agencies that the Plan Commission can find the approval standards met. However, staff note that the submitted plans are based on the demolitions being approved. Should any of the demolitions not be approved, significant changes to the plans would be necessary, which would impact whether the conditional use standards could be met as discussed in this report. Finally, staff believe the Plan Commission believe that the land division standards can be found met.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends the following to the Plan Commission regarding the applications for 411-433 W Gilman Street:

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should place the demolition permit request on file;

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, that the Plan Commission finds that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed building at 411-433 W Gilman Street. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, the Plan Commission should refer the conditional use requests to a future meeting to allow the applicant an opportunity to make the necessary changes to accommodate the 411, 415 and 433 W Gilman Street buildings in the proposal;
- That the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00742, rezoning 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission forward the Certified Survey Map to combine 411, 415, 421, 425 and 433 W Gilman Street into one lot to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning **below** for the land use requests, and on **page 26** for the CSM.

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

Planning Division (Contact Chris Wells, cwells@cityofmadison.com (608) 261-9135)

1. That the applicant shall submit a management plan in the format provided by the Zoning Administrator detailing resident move-in and move-out arrangements, trash pick-up, and delivery operations for review and approval by the Zoning Administrator, Director of the Planning Division, and Director of Traffic Engineering or their assigns prior to final approval of the project and issuance of permits for the new building.

2. Prior to final approval of the plans for the proposed building, the plans shall be revised to provide height dimensions on all sides of the building as measured from the highest point of the site. The height in feet of the proposed building shall comply with the Downtown Height Map and related provisions in Section 28.071(2) of the Zoning Code, as confirmed by the Zoning Administrator.

3. That, prior to the issuance or permits to raise the structure, the exterior of the building at 415 W Gilman Street be professionally documented through photographs and measured drawings and submitted for review and approval by the City's Preservation Planner.

4. That, prior to the issuance or permits to raise the structure, the exterior of the building at 433 W Gilman Street be professionally documented through photographs and measured drawings and submitted for review and approval by the City's Preservation Planner.

Urban Design Commission (Contact Jessica Vaughn, UDC Secretary, (608) 267-8740)

5. As per the recommendation by the Urban Design Commission on March 4, 2026:

   - That the planters along W Gilman Street could be used more sparingly, removing them from the locations where they are in close proximity to the entries.

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

6. As a result of the significant increase in wastewater flow from the planned development, the developer will be required to install offsite sanitary sewer as a condition for development. Applicant will be required to provide projected wastewater flows to Mark Moder, mmoder@cityofmadison.com, so that the new sewer can be properly sized for the new development.

7. The site accepts water in and along the rear of the building. The site shall be designed to accommodate existing drainage patterns.

8. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

9. Reconstruct sidewalk, terrace, curb, gutter, and pavement along W Gilman Street to a plan as approved by City Engineer.

10. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

12. Provide the City Engineer with the proposed earth retention system plan to be used for the site. The earth retention system plan must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)

13. 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. The procedures and fee schedule is available online at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 35.02(14))

14. Obtain a permit to plug each existing storm sewer. This permit application is available on line at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 37.05(7))

15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

17. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

18. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.

19. The property is adjoining closed Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) sites (#03-13-561429 HUB AT MADISON, 02-13-206378 JOHNSON HOUSE, 03-13-001634 MULLINS PROPERTY, and 03-13-521331 GREAT DANE DEVELOPMENT). If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.

20. 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. (POLICY AND MGO 10.29)

21. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))

22. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

    Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html

    This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

    This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

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

23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.

    The Storm Water Management Plan & Report shall include compliance with the following:

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

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

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

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

24. 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).

25. The site plan identifies potential conflicts for underground utilities. ULOs (Utility line openings) will be required prior to the installation of any storm or sanitary lateral serving the site. The Developer shall be fully responsible for identifying conflicts and modifying their designs to fit the site prior to the start of the utility work. (NOTE)

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

26. The Site Plan A-003 indicates a possible frost wall or awning encroaching into the West Gilman right-of-way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.

27. Provide clear proof of title/ownership remaining portion of Lot 4 of Block 39 of the Pritchette Plat of Madison the Capitol of Wisconsin (Original Plat of Madison). A portion of the proposed development and current land division includes these lands but the ownership/title is not clear.

28. The proposed new building crosses an underlying platted lot line. Complete the pending concurrent Certified Survey Map (CSM) application to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.

29. The Access easements per Document Nos. 507481 and 5680026 over portions of Lots 6 and 5 of Block 10 of University addition of Madison that will be displaced by the proposed building shall be released by separate document. If any release is required prior to recording the concurrent CSM, acknowledgement of the release and document number shall be noted on the face of the CSM.

30. 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 concurrent CSM. Note there are overhead lines present along the midblock line that may have existing rights. Coordinate with the utility companies serving this area to confirm any existing rights they may have

31. The address of the proposed apartment building is 427 W Gilman St. Additional addresses will be determined when floor plans are received.

    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.

32. 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 per floor unit matrix for apartment buildings.

    The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning.

    The final approved Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

    Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

    For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

33. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear. Applicant shall ensure a minimum of 7’0” vertical height clearance for residential parking stalls.

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 designs shall conform to the standards in MGO Section 10.08(6).

38. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

39. 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. The applicant shall work with Traffic Engineering on reducing the width of the curb cut as much as possible.

40. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. Terrace shall be restored and paved with concrete.

41. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.

42. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

43. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turnaround area ten (10) to twelve (12) feet in width and signed with a “No Parking Anytime.”

44. The applicant shall provide a clearly defined 5’ walkway from their entrance to the public sidewalk clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

45. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

46. The applicant shall demonstrate use of loading zone with turning template

47. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process.

48. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and limited access to the Public Right-of-Way on West Gilman Street will be granted for construction purposes. Other construction projects on this block of West Gilman Street may be taking place at the same time, applicant shall coordinate work to ensure access to neighboring sites and public access. Provide a detailed construction plan to Traffic Engineering for review prior to final signoff.

49. Note: The applicant is encouraged to provide 120V power at bike parking stalls for resident's E-Bikes

50. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

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

51. The applicant shall be required to compensate the Parking Utility for the net present value of the twenty year revenue stream for each metered parking stall removed as a result of this project. The current compensation rate is $44,331 per metered stall removed.

52. The applicant shall submit a Transportation Demand Management (TDM) Plan for the project to tdm@cityofmadison.com. Submittal and approval of a TDM Plan is required, per MGO Section 16.03. Applicable review fees will be assessed after the TDM Plan is reviewed by staff.

53. Per Section MGO 12.138(14), residents of the development project would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

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

54. Show the distance between the curb face and property line to verify the front yard setback requirement. The front yard setback is 0 if the distance between the curb and property line is equal to or greater than 15 feet. A no-build easement may be used to achieve the 15 foot distance. If the distance between the curb and property line is less than 15 feet, the front yard setback is 5 feet.

55. The applicant proposes to exceed the maximum number of stories (6 stories/88 feet, 8 stories/116 feet, 12 stories/172 feet). Per Section 28.071(2)(a)2., buildings with a voluntary contractual Land Use Restriction Agreement ("LURA") with the City of Madison to provide income and rent-restricted dwelling units or bedrooms in a dwelling unit ("affordable units") may exceed the maximum number of stories, provided the building remains at or below the maximum height in feet in Table 28E-3. Provide Zoning staff with a copy of the recorded LURA.

56. Bicycle parking for the commercial tenant space shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.

57. Show the dimensions of the bicycle stalls and the access aisles within the bicycle storage areas. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide details of the proposed bike racks including any vertical or wall mount bike racks.

58. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

59. Provide landscape details for the courtyards and rooftop patio.

60. Show the height and width of the parking garage opening. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

61. Provide details showing that the building façades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. Ground story window and door openings for residential uses shall comprise a minimum of fifteen percent (15%) of the façade area. Upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

62. Exterior lighting shall be provided in accordance with City of Madison General Ordinances Section 29.36. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.

63. Prior to final sign off and the issuance of permits, the applicant shall submit a management plan on the form provided by the Zoning Administrator. The management plan shall be approved by the Planning Division Director and Zoning Administrator (or their designees) prior to final approval.

64. Work with Zoning staff to establish a project completion date. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval.

65. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

66. MG&E Transformer Vault would be considered part of the building based on egress, etc. through the building. That room shall comply with all code requirements which may include detection systems, sprinklers, control of HVAC system on smoke control panel, etc.

67. Based on building height, fire service access elevators will be required.

68. The courtyard conceptual rendering appears to show a fire feature. Based on the courtyard size they would not be allowed as they need to maintain a minimum distance of 10' from any openings, and 5' from any combustibles per MGO 34.308.

69. Document fire access plan showing compliance with the 2024 IFC and MGO 34.

Parks Division (Contact Emma Krug, (608) 263-6850)

70. Park impact fees are due and payable prior to building permit or early start permit issuance. Contact parkimpactfees@cityofmadison.com.

71. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25082. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

72. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

73. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the Parks Division is required. If a Parks-LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com

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

74. There is a connection fee of $2,242.00 associated with this property that will need to be paid prior to connecting to the existing water service.

75. 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, 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 and 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 Bradley Hofmann, (608) 267-4908)

76. 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.

77. 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.

78. 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 whose 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.

79. City Forestry will issue a street tree removal permit for two 4-inch diameter trees: an elm along W Gilman Street and the coffeetree along N Frances Street due to construction conflicts. The contractor shall contact City Forestry at (608) 266-4816 to obtain permits. Add as a note on both the demolition and street tree plan set.

80. City Forestry will issue a street tree removal permit for four trees 7"-22" diameter for construction conflicts: 8" Pear, 6" Elm, 22" White Ash, & 7" Pear. City Forestry will remove a 2" Coffee tree due to poor condition. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.

81. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The 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.

82. 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. Tree protection specifications can be found on the following website: https://www.cityofmadison.com/business/pw/specs.cfm Add as a note on the site, grading, utility, demolition and street tree plan sets.

83. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/business/pw/specs.cfm) addresses soil compaction near street trees and shall be followed by 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.

84. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.

85. 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.

86. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.

87. 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 (website: https://www.cityofmadison.com/business/pw/specs.cfm) - 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.

88. On this project, the installation of a pavement support system (Silva Cell ®, GreenBlue® or equivalent as approved by city) surrounding tree grate locations is required where the terrace is concrete. The Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations before support system installation. Add as a note on both the site and street tree plan set.

89. No later than five business days prior to forming concrete and constructing tree grate sites, the Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations. The Contractor will be required to obtain the grate, matching frame and/or tree guard. Tree grate type and matching frame: Neenah 4x8 (R-8815-A). Tree guard Neenah (R-8501-4818). Add as a note on both the landscape and street tree plan set.

90. Tree grates are the property of the City of Madison. The Contractor shall contact City Forestry at (608) 266 4816 to schedule delivery of salvaged tree grates to City Forestry facility. Add as a note on the demolition and street tree plan set.

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

91. Metro Transit operates daily all-day transit service along University Avenue and West Johnson Street adjacent and near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day rapid transit service along University Avenue and West Johnson Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

92. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 373 Weekday & 165 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Assessor's Office (Contact Carlos D. Aguilar Velin, (608) 267-8791)

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 Gretchen Aviles Pineiro, (608) 266-4089)

1. NOTE: Any development on this site will be required to accept and accommodate existing private drainage onto the site from the East.

2. 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. Please contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

3. 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.

4. 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)

5. There has been no title work provided showing who owns or has title to the remaining portion of Lot 4 of Block 39 of the Pritchette Plat of Madison the Capitol of Wisconsin (Original Plat of Madison) provide clear proof of title/ownership to include these lands with the CSM.

6. Show the Access Easements per Document no. 1693157, 507481 and 5680026 over portions of lots 6 and 5 of block 10 of University addition of Madison on the face of the CSM. Or if they are being released provide the recorded release for these documents prior to CSM sign off. All easements and agreements of record shall be shown on the CSM unless released.

7. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final CSM. Note there are overhead lines present along the midblock line that may have existing rights. Coordinate with the utility companies serving this area to confirm any existing rights they may have.

8. Provide for review all support documents for the title work provided. no supporting documents were provided with title work and there may be additional comments when all items have been received as required in the Land Division application. Adverse possession documents No. 2068132, 2068133, 2068133, 2069707 2069708 2082151, 2082152 2082153 2664143 and 2667424 along with all of the other documents have not been provided an may have to be listed on the CSM as affecting this property.

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 must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Jule Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.

10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

11. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

12. On sheet 2 of 7 of the CSM the overall section line is shown as 2662.37 which is not equal to the sum of the two sub distances as shown 2247.34'+232.64' = 2479.98'. Show the assumed missing 182.39'

13. Show the "Recorded as" bearing for CSM 14091 along the Southeasterly line of the parcel. Show the "Recorded as" bearing of N 45? W from the Prittchette Plat of Madison for W Gilman Street.

14. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

    a) Right-of-Way lines (public and private)

    b) Lot lines

    c) Lot numbers

    d) Lot/Plat dimensions

    e) Street names

    f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

    NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

This agency has reviewed the request and recommended no conditions of approval for the CSM. A TDM Plan is required for the conditional use request (see section above).

Parks Division (Contact Emma Krug, (608) 263-6850)

15. This agency has reviewed the request and recommended no conditions of approval. The following note should be included on the CSM: “LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.”

16. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25082. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

Office of Real Estate Services (Heidi Radlinger, (608) 266-6558

17. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.

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

    The City and 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.

18. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees shall be included following the Owner's Certificate.

19. 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.

20. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

21. 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.

22. The lands within the CSM boundary are located within TID 50, a Tax Incremental Financing District. 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 jgromacki@cityofmadison.com or Dan Rolfs at drolfs@cityofmadison.com.

23. As of the date of this letter real estate taxes are paid for the subject properties. Per 236.21(3) Wis. Stats. and 16.23(4)(f)(3) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.

24. As of the date of this letter special assessments are reported on all parcels. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

    Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to Real Estate via email to Heidi Radlinger 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 (6/4/2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

25. The owner shall email the document number of the recorded CSM to Heidi Radlinger when the recording information is available.

The following agencies reviewed the request and recommended no conditions of approval:

Planning Division, Traffic Engineering, Zoning, Fire Department, Water Utility, Assessor's Office

City of Madison

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

Master

File Number: 92093

File ID:	92093	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/20/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Madison Axe LLC • dba Madison Axe
2427 Stoughton Rd • Agent: Brandon Long
Estimated Capacity (in/out): 49/0
Class B Combination Liquor & Beer • 20% alcohol, 2% food, 78% other
Police Sector 617 (District 16)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00056 App.pdf, LICLIB-2026-00056 Suppelmental.pdf, LICLIB-2026-00056 Floor Plan.pdf, 2427 S Stoughton Rd map.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	02/20/2026	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE		03/18/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING				Pass

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

Appearance by Brandon Long.

Text of Legislative File 92093

Title

Public Hearing - New License
Madison Axe LLC • dba Madison Axe
2427 Stoughton Rd • Agent: Brandon Long
Estimated Capacity (in/out): 49/0
Class B Combination Liquor & Beer • 20% alcohol, 2% food, 78% other
Police Sector 617 (District 16)

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00056
(License number)

16 (Alder District #) 617 (Police Sector)

Office Use Only

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

licensing@cityofmadison.com
608-266-4601

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☒ Corporation/Nonprofit Organization or ☐ Limited Liability Company exactly as it appears on your State Seller's Permit.
   Madison Axe LLC
2. Trade Name (doing business as) Madison Axe
3. Address to be licensed 2427 S. Stoughton Rd, Madison, WI 53716
4. Mailing address "
5. Anticipated opening date Opened in 2022
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

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

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

   Indoor: 49 Outdoor: —

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

    Parking is directly in front of entrance w/ around 60 spaces. Parking lot has cameras.

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

    ☐ No ☒ Yes, license issued to Madison Axe / Brandon Long (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent Brandon Long

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

14. How long has the agent continuously resided in the State of Wisconsin? 40 years

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

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 06/18/2025

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

    WI - 8/24/2022

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

    ☐ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Owner/President	Brandon Long	Deerfield, WI
Owner	Katherine Long	Deerfield, WI

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

    Brandon Long

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

    ☒ No ☐ Yes (explain) _____

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

    ☒ No ☐ Yes (explain) _____

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12pm - 7:30pm	Appt. Only	Appt. Only	4pm - 10:30pm	4pm - 10:30pm	1pm - 11:30pm	12pm - 11:30pm
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
20 % Alcohol 2 % Food 78 % Other

If applicable, describe "Other": Axe throwing, merchandise, rentals

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

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

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 26 .

38. State Seller's Permit 4 5 6 - 1 0 3 1 1 2 4 4 7 8 - 0 3

39. Federal Employer Identification Number 88-3910576

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

Contact person Brandon Long

Business phone 920-205-1719 Business e-mail address Brandon@madsonale.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

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

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 11/25/2025

Clerk's Office checklist for complete applications

- ☑ WI Seller's Permit Certificate (matching articles of incorporation)
- ☑ FEIN
- ☑ Written description of premises
- ☑ Background investigation form(s)
- ☒ Form for surrender of previous license
- ☑ *Articles of Incorporation
- ☑ *Appointment of Agent

* Corporation/LLC only

- ☑ Floor Plans
- ☑ Lease
- ☑ Business Plan
- ☑ **Sample Menu

** Class B only

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

MADISON AXE
MADISON, WI

DOMESTIC BEERS

Budweiser 5%
Classic American lager.

Busch Light 4.7%
Light and crisp.

Michelob ULTRA 4.2%
Low-calorie, smooth.

Miller Lite 4.2%
Easy drinking classic.

Coors Light 4.2%
Crisp and refreshing.

Modelo Especial 4.4%
Mexican lager, crisp.

Busch Light 4.1%
Light and crisp.

Pabst Blue Ribbon 4.7%
Iconic American lager.

Hamm's 4.7%
Traditional Wisconsin lager.

Miller Lite 4.2%
Easy drinking classic.

Coors Light 4.2%
Crisp and refreshing.

Spotted Cow *(New Glarus)* 4.8%
Iconic Wisconsin farmhouse ale.

CRAFT BEERS

Truth (Rhinegeist) **IPA**
Limited stock, Hoppy & juicy.

Atomic Amber Ale (Delta Beer Lab)
Smooth and amber-colored.

Chaos Pattern (3 Sheeps)
Hazy New England style.

Hazy Beer Hug (Goose Island)
IPA - *Imperial style, tropical notes.*

Packerland Pilsner (Hinterland)
Crisp and refreshing.

Two Hearted IPA (Bell's)

Dark Matter Porter (Delta Beer Lab)
Rich and malty.

Blueberry Wheat (Hinterland)
Fruity and light.

The Commuter (One Barrel)
Light and clean.

Wisconsinitis (3 Sheeps) (Cream Ale)
Smooth Wisconsin favorite.

Big Juicy Beer Hug (Goose Island)
Light and citrumical IPA.

Belgian White (Blue Moon) Witbier

HARD SELTZERS

Untitled Art - *Mango Dragonfruit*
Untitled Art - *Blackberry Agave*
Untitled Art - *Navel Orange Yuzu*
Untitled Art - *Prickly Pear Guava*
White Claw - *Creen Apple, Mango & Black Cherry.*

SIGNATURE COCKTAILS

The Axe Thrower $10
Whiskey, ginger beer, lime & & bitters

Madison Mule $9
Vodka, ginger beer, lime in' a copper mug

Badger Berry Smash $10
Gin, muddled berries, lemon & soda.

* This is the original plan we submitted when applying and gaining our original Class-B Beer license. We have been open for 3 years and have continued following our original (this) business plan. Nothing will change besides adding liquor and wine.

Madison Axe

2427 S. Stoughton Road
920-205-1719 Attn: Brandon
brandon@madisonaxe.com

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Financial plan 7

Executive summary

Madison Axe is a partnership that will provide a unique axe throwing entertainment to its guests, in addition to other games & entertainment. The axe throwing experience will include the latest software & technological advances for Interactive Games, Dynamic Targets & Digital Scoring. With various games from traditional targets, Zombie & Duck Hunt, Tic Tac Toe, Cricket and many more. We are planning to build out 8 axe throwing lanes, each separated with lane dividers so there will never be more then one participant in a lane or throwing at a target. As compared to some facilities that have 2 targets in one lane or booth.

Madison Axe's ideal customer/guest is most anyone capable of holding or throwing an axe. Our minimum age restriction will start at 12 years or older, with parent/guardian consent and on-site during. The most prevalent age group observed, drawing from actual statistics, has shown to be 25–45-year-old men & women.

Given the unique quality of our entertainment we will be priced at a premium at or exceeding our local competition currently established. We will operate at higher costs with software & technology components and attracting talented/high skilled or educated team members. There will be significant amount of large group requests, with volume discounts for larger groups or extended visits. Madison Axe will promote its products heavily on social media platforms, google & digital advertising, through a mix of trade shows, partnerships with local business or chamber organizations.

Madison Axe is an extension of another axe throwing venue with one member having direct ownership to Appleton Axe Throwing, in Appleton Wisconsin. With several years of experience & drawing conclusions from other operators, we feel certain that we will launch in the most ideal time of year & exceed our debt repayment obligations in the first 6 months.

Company overview

Business structure

Madison Axe is a partnership to be operated by two husband and wife teams, Kyle & Chelsea Van Abel and Brandon & Katherine Long. Brandon Long will be the on-site operations leader working closely with Kyle to recreate a similar business operation already successfully formed in Appleton over a 2-year span.

Nature of the business

Madison Axe sells axe throwing experiences for 75-minute axe throwing sessions, to be booked online primarily. We expect to hold many small to large group events, facility rentals, private meeting spaces & entertainment packages. Groups and larger events, will often be 2-to-3-hour events, with discounted pricing & package deals. We will not be providing food. We will have merchandise & apparel for sale, which can also be incorporated into our group pricing package (when paired with our fun axe throwing tournaments, typically best saved near the end of your axe throwing experience).

Industry

Madison Axe operates in the axe throwing & entertainment industry primarily, and sells services, games & experiences that are uniquely catered for Family Fun, Corporate & other reasons for celebrations.

Background information

Kyle Van Abel, the founder of Madison Axe, has several years of experience in the axe throwing industry as an owner, operations leader and all functions required to operate a safe & unique axe throwing experience not currently being provided in Madison. Brandon Long will be the operations leader in Madison.

Business objectives

Brandon & Katherine will be working closely with our partner Daredevil Consulting on the website, google & social marketing advertising program as we launch in the early Fall of 2022. In the early weeks leading up to our first day of business we will begin promotions on Facebook, with giveaways or drawings as we get our brand or word out. Additionally, we will track our progress as the store develops, teasing the upcoming launch. Given our hopeful timeline, we will be launching a large Black Friday and Cyber Monday Online Gift voucher sale to help generate revenues from the holiday season shopping enthusiasm. Our service & fun makes for great Christmas presents!

Team

Kyle Van Abel is an owner with Appleton Axe Throwing in Appleton Wisconsin. With 2 years of experience & currently overseeing operations in this facility while expanding the business model into Madison Axe with local leadership & new partners Brandon & Katherine Long.
Brandon will be the main point of contact, Team & Operations leader performing all duties as necessary. Brandon will be performing these duties as long as needed, eventually replacing himself in the first 12 months, as we look to another location in the greater Madison market. Meanwhile, we will be hiring approximately 6 to 8 other team members to work alongside Brandon & other soon to be named assistant/shift leaders within the organization.

Market analysis

Market size

Madison is large vibrant city with many industries, institutions and organizations that would appeal to Madison Axe. With over 250,000 people calling Madison home. Our key focus initially will be on Corporate & Team Building events for both companies, sports teams & clubs and the like. In addition to other key segments such as Bachelor (Ette) Parties, B-2-B activities, Date Nights, Family Fun and Fundraisers & Benefits.

SWOT analysis

	Positive	Negative
Internal	**Strengths** • Ownership team has several years of experience in this industry & nearly similar business model • Software & Advanced Gaming Technology • Existing connections in the industry for potential partnerships • Local leadership • Ownership has attended UW Madison & Madison College, holding degrees from those institutions	**Weaknesses** • Industry competitors in the market already • Competitors providing inferior & lower cost type of services
External	**Opportunities** • Strong growth in the corporate market • Continued advancement of the software & technology coming very soon – Self Scoring & target/axe recognition	**Threats** • Other competitors in operation • Medium barriers to entry

Competitive analysis

Madison Axe has competitors within city limits, with establishment dates in exceeding 2 or more years.

Axe Throwing

While there are no greeting card companies offering customization based on paw prints, there are artists who sell greeting cards customized with artwork of your pet, although they're typically at a very high price point given the labor-intensive process of creating custom art. Beyond that, one of the biggest competitive forces in the greeting card industry for Paw Print Post is the convenience factor. Pet lovers may decide too late that they'd like a custom card, and opt for a card they can buy in person instead.

Deck Shuffleboard & Yard Games

Our deck shuffleboard & yard games area will include 2 of each at each lane. These lanes can be booked or packaged with axe throwing online & with group event planning. In addition to these games, in their respective area in the store, this space will also serve as a meeting space for companies, parties or other meeting types complete with overhead projection and equipment necessary to take your meeting to us! When not in use we will use these for sports games and other broadcasts throughout the year.

Differentiation

Madison Axe will rely on differentiation to stand out in the market. Pictures and reviews alone will visually show the difference. Over time our reviews and testimonials will accumulate describing such.

While there are two competitors in Madison, Madison Axe will be providing a significant elevation to the gamification of axe throwing, fun and excitement. Madison Axe will not compete on price nor rely on discounting our services to attract our guests. In contrary, our team member service will be completely unmatched in the industry & consistently the main focus.

Products and services

Madison Axe's flagship product/service is the unique axe throwing experience unlike anything currently provided in the Madison market. With several years of experience operating this software and assisting in the development of some of the key games that are known today, we are confident that our learning curve will be relatively much shorter, allowing us to move much quicker & most effectively.

Deck Shuffleboard & Yard Games:
We will have a snap in shuffleboard court (unofficial size) complete with biscuits and cues. Those lanes will serve as multipurpose lanes that will also contain a set of corn hole boards/bags along with various on yard games including:

- Giant Yard Pong
- Giant Yard Dice
- Giant Ring & Ladder Toss
- Putter Ball and more.

Our facility will have both products/services separated by a wall with 3 openings/walkways to move about the facility and view all angles.

Bar & Beverage Service:
We are planning to provided canned or bottled soda, water, juice & beer. Beer only and no liquor. We are not a bar, rather an entertainment facility that will serve a beer or two during your visit. We will not be aggressively offering drinking specials or happy hours. We will not be encouraging additional consumption at any point. We have considered a two-drink maximum while throwing. Our team will be very diligent with these policies. Also, important to note, we will have a critical eye & policy for guests whom may appear or are intoxicated prior to their arrival to Madison Axe.

Marketing plan

Price

We will be providing 75-minute axe throwing sessions for $25 per person plus tax for anyone 12 years and up. Minimum of 2 people per lane up to 6 per lane. Our multipurpose game lanes can be booked for 2-8 people at a fixed rate of $30 per lane.

Product

Our signature product axe throwing will uniquely set us a part from most all other axe throwing venues around the state of Wisconsin. Aside from one other location we are aware of, all other locations using our software either have direct ownership in Madison, with Kyle an Appleton Axe. Or his partners from Appleton Axe and their endeavors elsewhere, not affiliated with Appleton or Kyle.

Promotion

Madison Axe will rely on three main promotional strategies. Given Kyle's experience in the axe throwing industry, he has identified the needle movers. First, in store service from team members is most crucial. Our team will be "Axe-Cellent" safety promoters & teachers of axe throwing & our unique games. From there they will help us grow reviews, recommendations, check-ins and taking group photos for their phones & our phones for promotional purposes. Additionally, we have existing relationships with several decision makers, business owners, department heads and head coaches to speed up the booked events, building of promotional materials & testimonials. Finally, digital ads on both Facebook and Instagram will help her reach Madison Axe's ideal guests.

Place

Madison Axe will have a website, which will have online booking software integrated. We expect the vast majority of our business to come through our website as most events are booked & paid in advance online. We will allow for walk-ins when those occur however never encouraged.

Operations plan

Suppliers

We will be sourcing our bar & beverage needs from local vendors. Axe throwing suppliers will include World Axe Throwing League (WATL) for axes. Our lumber will be sourced in Green Bay as it is the current provider for Appleton Axe. We will be exploring options in and around the Madison market for these needs. To date, we have not found that solution however not fully necessary at this time.

Facilities

On site we will have an office for day-to day operations, to meet with potential & booked group events. All revenue producing events will happen in our store.

Equipment

Madison Axe will be securing software solutions from a third party for the axe throwing entertainment. All hardware components will be owned by Madison Axe.

Inventory

Our inventory will consist of axe throwing inventory including axes, lumber & construction materials. Additionally, we will have bar & table service inventories including can or bottled soda, water, juice, domestics beers, seltzers, Ipas, ales and other craft beverages.

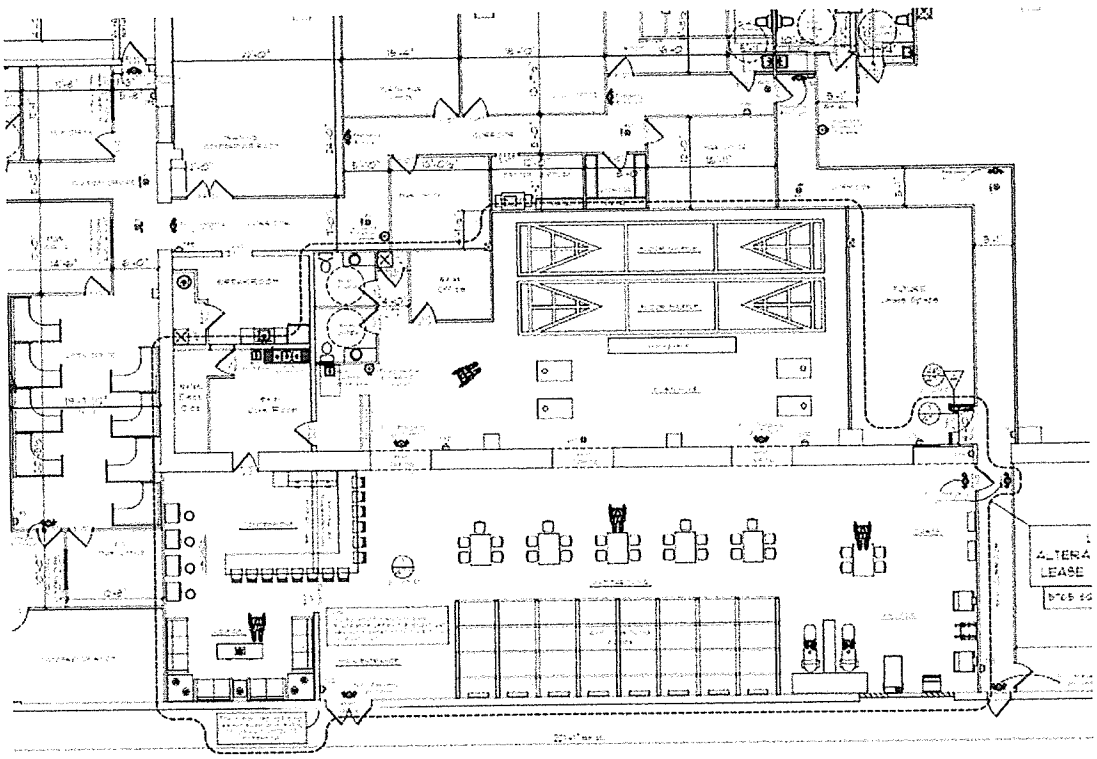
Financial plan

Opening during the months of November through April, the busy season for axe throwing venues, we anticipate fulfilling our debt obligations to our bank and our build out costs in the first 12-18 months. We will aggressively shrink our liabilities with the funds generated from our busy season, as we understand that the summer months are significantly leaner.

If we are to meet our debt payback goals, it is our plan to look for additional opportunities or locations around the Madison market with similar opening dates (Late Fall season) & plans for such an endeavor as defined above.

WI Development Partners

Location: 5851 SF located at 2427 S Stoughton Road Madison WI



Initial BL Initial___ Date 05/20/2025

March 2026 ALRC New License

Class A Licenses.csv

All items

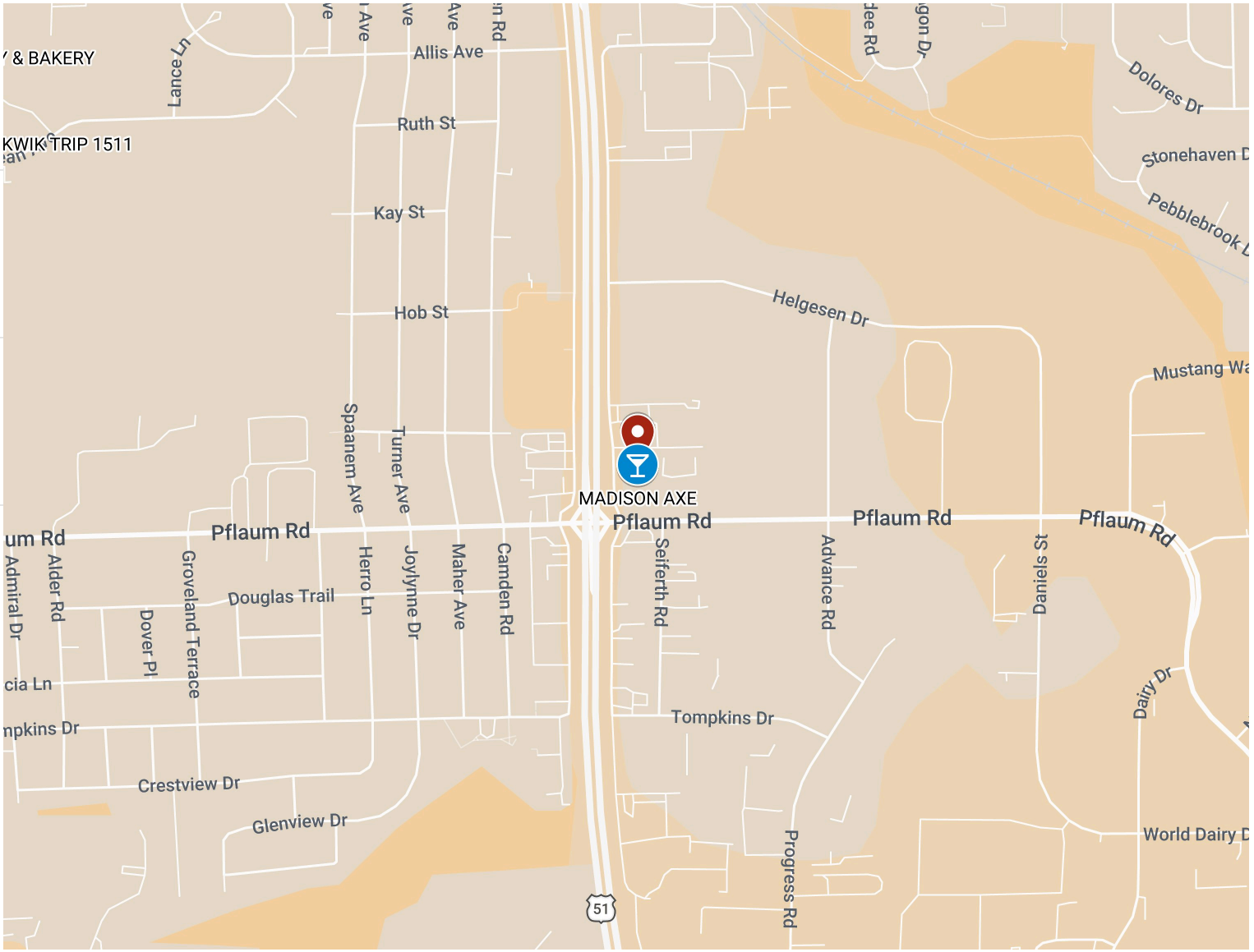
Class B Licenses.csv

All items

New Licenses.xlsx

All items

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



City of Madison

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

Master

File Number: 92097

File ID:	92097	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/20/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Sesame Blossom LLC • dba SGD Dubu So Gong Dong Tofu & Korean BBQ
559 State St • Agent: Kai Zhang
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 403 (District 2)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00092 App.pdf, LICLIB-2026-00092 Supplemental.pdf, 559 State St map.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	02/20/2026	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING				Pass

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

The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Food shall be available at all times.

Appearance by Kai Zhang.

Notes: The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Food shall be available at all times.

Text of Legislative File 92097

Title

Public Hearing - New License
Sesame Blossom LLC • dba SGD Dubu So Gong Dong Tofu & Korean BBQ
559 State St • Agent: Kai Zhang
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 403 (District 2)

Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) _____

(Legistar file number) _____

(License number) UCLIB-2026-00092

(Alder District #) 2 (Police Sector) 403

Office Use Only

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.
   Sesame Blossom LLC
2. Trade Name (doing business as) SGD Dubu So Gong Dong Tofu & Korean BBQ
3. Address to be licensed 559 State St. Madison, WI 53703
4. Mailing address 9935 Shining Willow St. Middleton, WI 53562
5. Anticipated opening date 2/6/2026
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   215 S(E) Res. Stored indoors and in coolers
   Sold to indoor seatings as part of the dining services

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

   Indoor: 80 Outdoor: _____

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

   No attached parking lot. Only street free/paid parking nearby garages.

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Kai Zhang

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

14. How long has the agent continuously resided in the State of Wisconsin? 12 years

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

   ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 2/6/2026

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

   WI, 1/23/2023

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

Title	Name	City and State of Residence
Co-owner	Kai Zhang	Middleton, WI
CO-OWNER	PENG LIU	VERONA WI

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

   Kai Zhang

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

   ☒ No ☐ Yes (explain) _____

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

   ☒ No ☐ Yes (explain) _____

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 - 8	11 - 8	-	11 - 8	4 - 8	11 - 8	11 - 8
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. Full dine in service

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
10 % Alcohol 90 % Food _____ % Other

If applicable, describe "Other": _____

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

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

_____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 26 .

38. State Seller's Permit 4 5 6 - 1 0 3 1 6 4 7 9 7 8 - 0 3

39. Federal Employer Identification Number 92-1888874

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

Contact person Kai Zhang

Business phone 608 695 5070 Business e-mail address sgd+ofumadison@gmail.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

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

Hao Zhang _____ 2/6/2026 _____

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

Clerk's Office checklist for complete applications

- ☑ WI Seller's Permit Certificate (matching articles of incorporation)
- ☑ FEIN
- ☐ Written description of premises
- ☑ Background investigation form(s)
- ☐ Form for surrender of previous license
- ☑ *Articles of Incorporation
- ☑ *Appointment of Agent

* Corporation/LLC only

- ☑ Floor Plans
- ☑ Lease
- ☑ Business Plan
- ☐ **Sample Menu

** Class B only

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

Business Plan

SGD DUBU KOREAN TOFU & BBQ RESTAURANT

Kai Zhang
SESAME BLOSSOM LLC | 559 STATE ST. MADISON, WI 53703

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Executive Summary

We are planning to franchise a Korean tofu pot and barbecue restaurant located in downtown Madison, Wisconsin, adjacent to the University of Wisconsin-Madison campus. We will offer authentic Korean dishes such as tofu pot, barbecue rice, stone bowl bibimbap, and more. Our primary target market includes the Asian residents of Madison and international students from the University of Wisconsin-Madison. Our goal is to achieve an annual sales revenue of $2 million within the next five years.

Company Overview

The company will operate as a partnership, consisting of team members with expertise in human resource, accounting, and restaurant management. We will differentiate ourselves in the market by offering unique and authentic Korean cuisine, leveraging our team's expertise and unique advantages, as well as providing high value and quality service to attract customers.

Market Analysis

In Madison, there are approximately 1,700 Korean residents and 3,700 Chinese residents. In addition, the University of Wisconsin-Madison had 3,661 Asian students in 2021. We conservatively estimate an annual revenue of $940,000 based on the assumption that one-tenth of the market population consumes our food at least once a week. However, considering the higher consumption frequency of international students, we believe $1.2 million is a reasonable estimate. As our brand awareness and market share grow, we anticipate further revenue growth.

Competitive Advantage

Our competitive advantage lies in our management team's expertise, brand recognition, and location. Our team consists of professionals with deep knowledge in accounting, technology, and restaurant management. There is no other Korean restaurant in Madison or its surrounding cities that offers authentic and cost-effective Korean cuisine, giving us a competitive edge. The franchise brand has been highly successful and popular in areas such as New York, Manhattan, Chicago, Indiana, and Minnesota, particularly among the local Asian and international student populations. Additionally, our prime location adjacent to the University of Wisconsin-Madison campus makes us more appealing compared to a Korean restaurant located 10 miles away from the city center.

Marketing and Sales

We will primarily utilize TikTok (overseas version), Little Red Book, and engage with university student organizations, local Korean Church like Madison Korean United Methodist Church, and nearby student apartment like Hub Madison, Lucky, Ovation 309, the James, to promote our restaurant. We believe these channels will effectively reach our target market and attract new customers.

Organization and Management

Our team consists of partners who are proficient in law, accounting, and have extensive experience in the restaurant industry. Each team member will leverage their expertise and experience to ensure smooth restaurant operations.

Product or Service

Our restaurant will offer authentic Korean dishes, including tofu pot, barbecue rice, stone bowl bibimbap, and more. Our goal is to provide high-quality and value-for-money dining experiences for the Asian population in Madison and international students.

Financial Forecast

Revenue Forecast

We forecast the first-year revenue to be $1.2 million. This projection is based on our market analysis and understanding of the consumption behavior of the Asian population and international students in Madison. Our goal is to increase the annual revenue to $2 million within the next five years.

Expense Forecast

1. Initial Costs: We estimate the initial costs to be $700,000, including $604,781 for restaurant renovation and the projected fixed cash flow for the first six months, including rent, utilities, and employee wages.
2. Operating Costs: We anticipate annual operating costs to be $910,000, including $540,000 for COGS(45%), $250,000 for employee wages, and $120,000 for rent and utilities.
3. Professional Service Fees: Other expenses, including legal consultation fees, tax fees, advertising expenses, and credit card transaction fees, are estimated to be approximately $40,000 per year.

Profit Forecast

After deducting all expenses, we anticipate a net profit of approximately $250,000. This figure is calculated based on conservative revenue estimates and expected expenses. With our goal of $2 million annual gross revenue, we anticipate a profit of approximately $700,000.

Funding Requirement and Return on Investment

Our initial costs are estimated to be $700,000, which we have TI of $120,000 from landlord for restaurant renovation, and we have $400,000 locked from partners. We are seeking funding of approximately $200,000 to meet our startup needs.

We anticipate that as the business grows, investors will receive a stable return from the company's profits.

Risks and Mitigation Strategies

Market Risk

Although our research indicates potential demand from the Asian population and international students in Madison, market volatility may impact our revenue. Factors such as changes in student demographics and economic conditions can influence consumer behavior. Mitigation: We will closely monitor market changes and adjust our marketing strategies and menu offerings to meet customer needs.

Operational Risk

Operational risks include food quality control, employee management, and leasing issues. Failure to address these issues effectively can impact restaurant operations. Mitigation: We will hire experienced restaurant managers, implement strict quality control measures, and provide comprehensive employee training. Additionally, we will establish good relationships with landlords to ensure lease-related issues are resolved promptly.

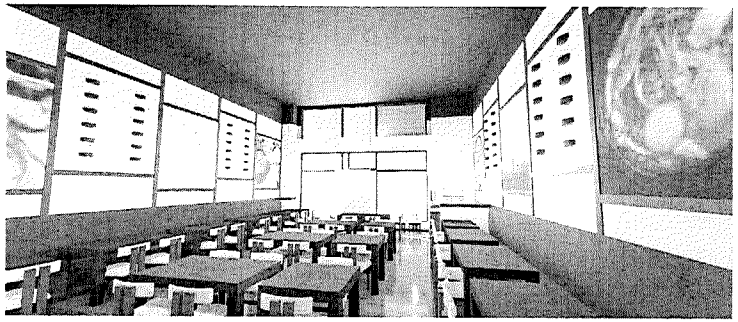
Financial Risk

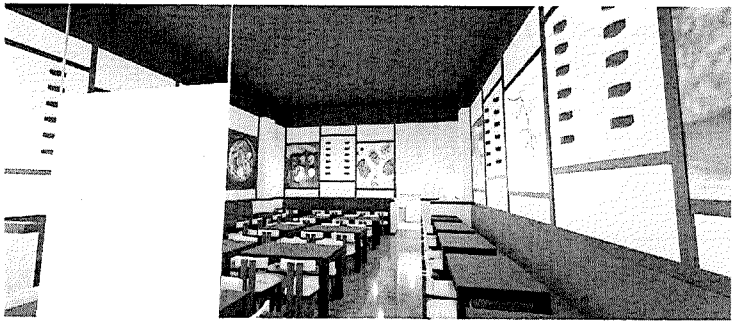
Although we have conducted detailed financial forecasts, future revenue and expenses still carry uncertainties. Factors such as fluctuating ingredient prices and unforeseen events (e.g., fire or other natural disasters) can impact our financial performance. Mitigation: We will conduct regular financial audits, maintain sound financial management practices, obtain business insurance, and establish emergency funds to mitigate potential financial risks.

Suite Build out for SGD Dubu

for

So Gong Dong Tofu & BBQ.





Drawing Index

T1	Title Page
D1	Demolition Plans
A1	Partial First Floor Plan
A2	Partial First Floor Equipment Plan
A3	Exterior Elevation
A4	Enlarged plans
A5	Interior Elevations

General Project Notes

1. All mechanical, electrical, plumbing to be design build. MEP contractors are responsible for all state and local submittals for their work.
2. The construction drawings consist of these drawings and work shown on these drawings will be to safety, standards and regulations for the State of Wisconsin and City of Madison.
3. Do not scale drawings.
4. Contractors are responsible for comparing field conditions to the drawings. Notify architect of any discrepancies that affect the work for clarification. The cost of any work done without of preceding clarification will be the responsibility of the contractor.
5. Contractors are responsible for verifying as-built conditions before proceeding with the work. Existing conditions shown on drawing may not represent all existing conditions.

Abbreviations

Abbreviations, reference marks, symbols & other drafting conventions may be used throughout this documents

Associations & Governance

object identification

material key

symbol key

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Design Development
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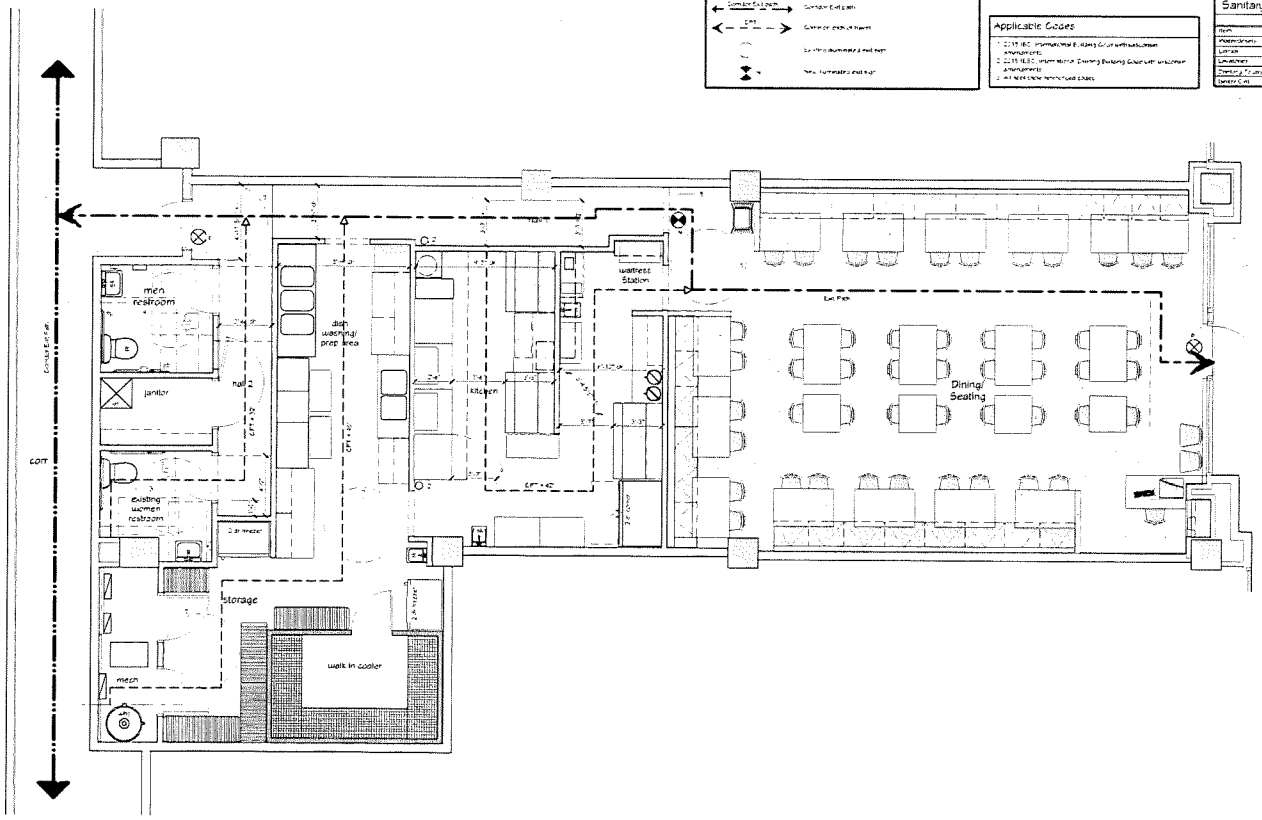
Suite Build out for SGD Dubu
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554 State street, Madison, WI, 53703

revision index		
#	date	reference

proposal: 23052
date: 07/12/2024
drawn by: jm

T1

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Life Safety Code - Legend

Applicable Codes

Sanitary Fixture area calculation chart (Restrooms)

Sanitary Fixtures

General Code Notes:

Key Notes - Code Plan

NORTH

1 Partial First Floor Code Plan

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

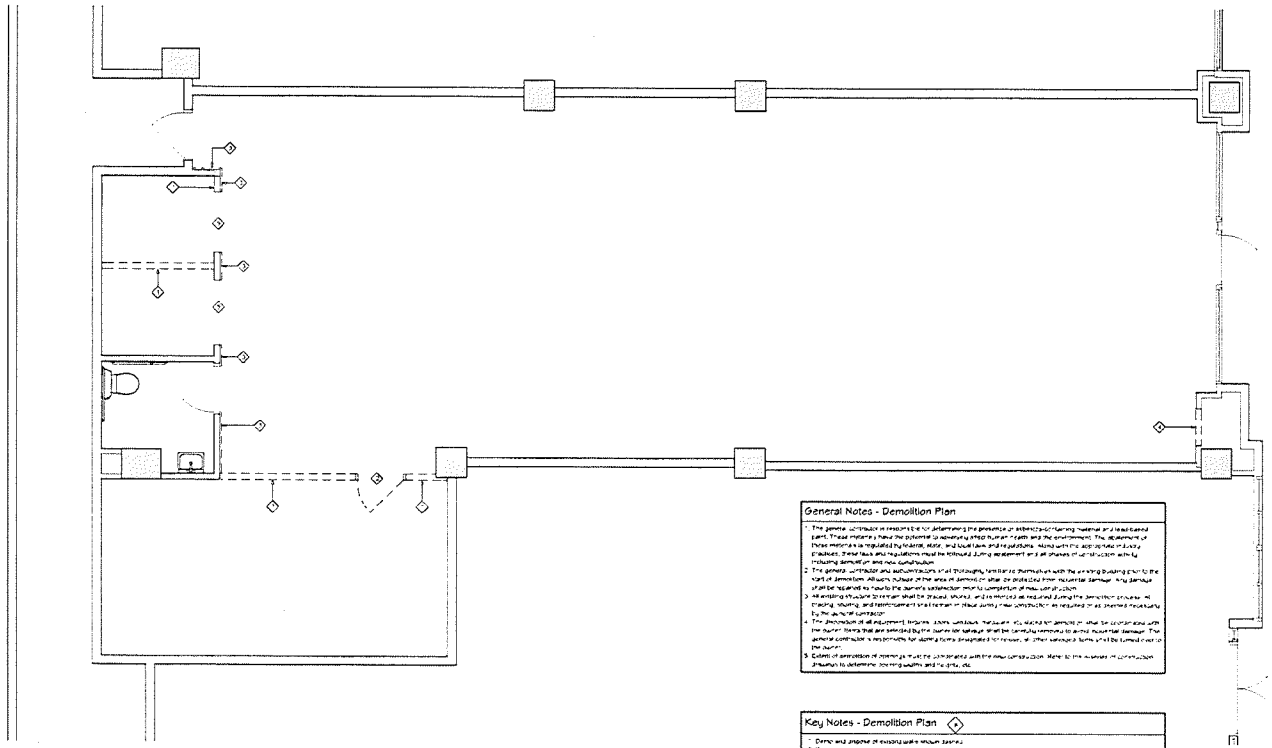
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revision index

project: 23062
date: 6/7/2024
drawn by: jm



General Notes - Demolition Plan

1. The general contractor is responsible for determining the presence of asbestos-containing material and lead-based paint. These materials have the potential to adversely affect human health and the environment. The abatement of these materials is regulated by federal, state, and local laws and regulations. Along with the appropriate industry practices, these laws and regulations must be followed during abatement and all phases of construction activity including demolition and new construction.
2. The general contractor and subcontractors shall thoroughly familiarize themselves with the existing building prior to the start of demolition. Adjacent surfaces of the area of removal or other properties from accidental damage. Any damage shall be repaired or made to the owner's satisfaction prior to completion of new construction.
3. All existing structure to remain shall be braced, shored, and reinforced as required during the demolition process. All bracing, shoring, and reinforcement shall remain in place during new construction as required or as deemed necessary by the general contractor.
4. The disconnection of all equipment, including alarm, sprinkler, mechanical, etc. electrical, etc. shall be coordinated with the owner. Items that are selected by the owner for salvage shall be carefully removed to avoid incidental damage. The general contractor is responsible for storing items designated for reuse, or other salvaged items shall be turned over to the owner.
5. Extent of demolition of openings must be coordinated with the new construction. Refer to the drawings of construction phasing to determine opening widths and the like, etc.

Key Notes - Demolition Plan

1. Demo and dispose of existing water closet (WC).
2. Remove and salvage existing door, frame and hardware unless noted.
3. Demo and dispose of existing sink (SK).
4. Demo wall to new opening, see floor plan. Match existing.
5. Demo existing floor, base, and curb (TB).

NORTH

1 Partial First Floor Demolition Plan

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

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revision index		
#	date	reference

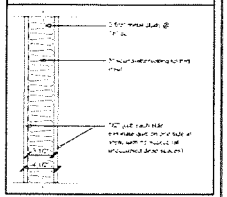
project: 25052
date: 09/30/2024
drawn by: jm

D1

Interior partition types:

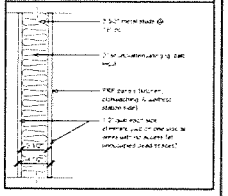
Interior partition P1

2.5/0" metal stud framed wall; all interior partitions are P1 unless noted otherwise



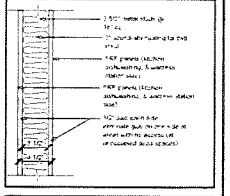
Interior partition P2

2.5/0" metal stud framed walls with FRP panels on one side



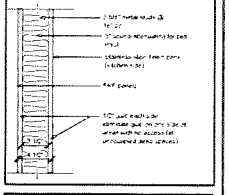
Interior partition P3

2.5/0" metal stud framed walls with FRP panels on both sides



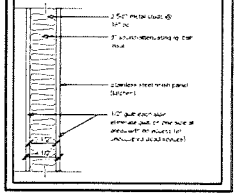
Interior partition P4

2.5/0" metal stud framed walls with FRP panels on one side & stainless steel finish on one side (kitchen side)



Interior partition P5

2.5/0" metal stud framed walls with stainless steel panels on one side (kitchen side)



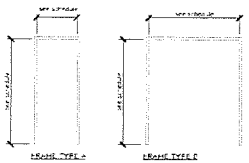
Floor Finish Schedule		
Room Name	Area, Interior	Floor Finish
Dining/ Seating	850	LVT (wood look)
hall 1	48	LVT (wood look)
hall 2	56	LVT (wood look)
janitor	55	tile
men restroom	55	tile
existing women restroom	48	tile -existing
waitress Station	136	tile
kitchen	151	tile
storage	121	tile
dish washing/ prep area	149	tile
walk in cooler	75	
mech.	48	conc, existing
Totals:	1491	

Door Schedule											
Number	Room Name	Width	Height	Thickness	Door Type	Door Mat	Frame type	Frame Mat	Hardware	Description	Comments
D01	hall 2/corr.	36"	84"	1 3/4"	exist	WD	HM	HM	exist	hinged door	Existing door to remain
D02	existing women restroom/hall 2	36"	84"	1 3/4"	exist	WD	exist	HM	2	hinged door	Existing door to remain
D03	janitor/hall 2	36"	84"	1 3/4"	exist	WD	exist	HM	exist	hinged door	Reuse salvaged door and frame
D04	men restroom/hall 2	36"	84"	1 3/4"	1	WD	2	HM	2	hinged door	
D05	mech /storage	36"	84"	1 3/4"	1	WD	A	HM	1	hinged door	
D06	mech /storage	36"	84"	1 3/4"	1	WD	A	HM	1	hinged door	

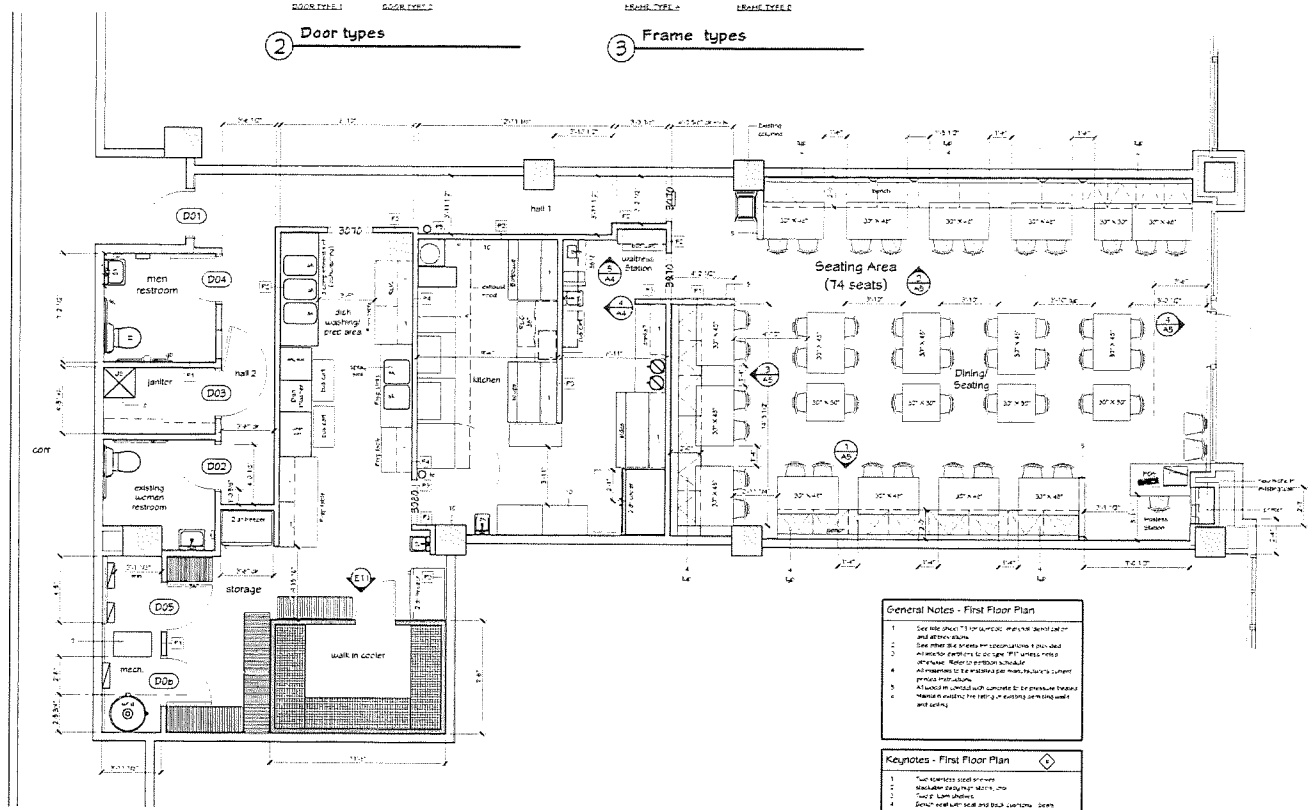
Hardware Sets	
Set: 1	storage room 3 hinges, latch
Set: 2	Restroom 3 hinges, latch, lock



2 Door types



3 Frame types



General Notes - First Floor Plan	
1	See title sheet T1.0 for symbols, material identification and abbreviations
2	See other life safety for specifications if provided
3	All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
4	All materials to be installed per manufacturer's current printed instructions
5	All walls in contact with concrete to be pressure treated
6	Match existing trim, ceiling, existing painting/wall and ceiling

Keynotes - First Floor Plan	
1	Two stainless steel sinks
2	Stackable dishwasher, electric, 208
3	Two 6' bain shelves
4	Server area with wall and back counters. Seats to hinge to allow storage underneath
5	Raised 12" partial height wall w/ 1/4" wood cap
6	Stainless steel table
7	Existing floor mounted transformer, 208/3Ph, 4 Ga. 20" AFF +3Ph
8	Janitor's sink
9	Stainless steel wall panels
10	Fire wall covering

NORTH

1 Partial First Floor Plan

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

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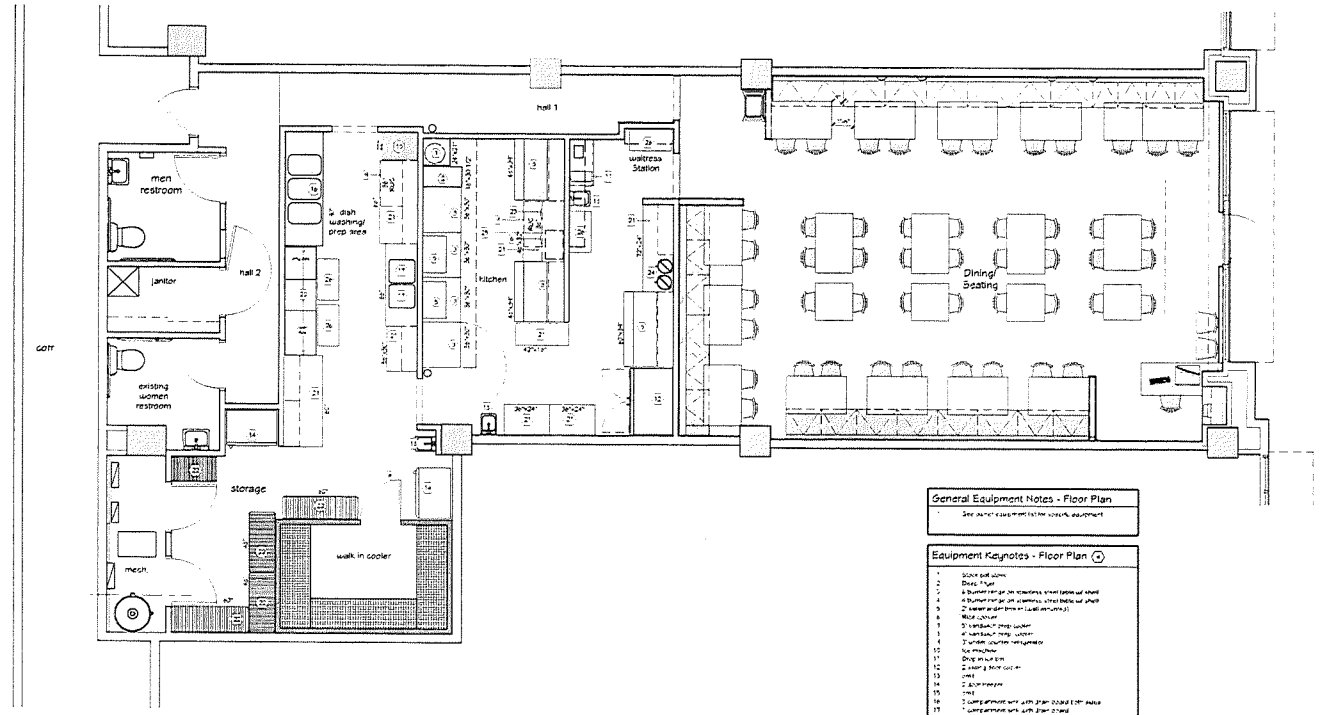
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So Gong Dong Tofu & BBQ.
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revision index		
#	date	reference

project: 22092
date: 5/17/2024
drawn by: jm

A1

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NORTH

1 **Partial First Floor Equipment Plan**

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

General Equipment Notes - Floor Plan

See owner equipment list for specific equipment

Equipment Keynotes - Floor Plan

1	Stove and oven
2	Desk Type
3	4 burner range on stainless steel table w/ shelf
4	4 burner range on stainless steel table w/ shelf
5	2 basket deep fryer (used elsewhere)
6	Rice cooker
7	5' sandwich prep cooler
8	48" sandwich prep cooler
9	2 under counter refrigerator
10	Ice machine
11	Drop in ice bin
12	2 door 3 door cooler
13	Unit
14	2 door freezer
15	Unit
16	3 compartment sink with grain board (28" wide)
17	1 compartment sink with grain board
18	Hand washing and washing sink
19	Work table with spray wand
20	Dishwasher on grain board both sides
21	Stainless steel Prep (kitchen)
22	Shelving storage
23	Rice warmer
24	Food prep (deep fat fryer)
25	Microwave oven (not to be moved on shelf 1/2)
26	Rack units (22" x 32") (2)

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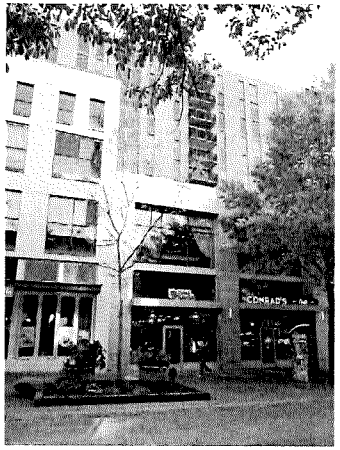
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revision index		
#	date	reference

project# 20052
date 10/10/2024
drawn by JH

A2







Alteration - 559 State Street

NORTH

1 **State Street Exterior Elevation**

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

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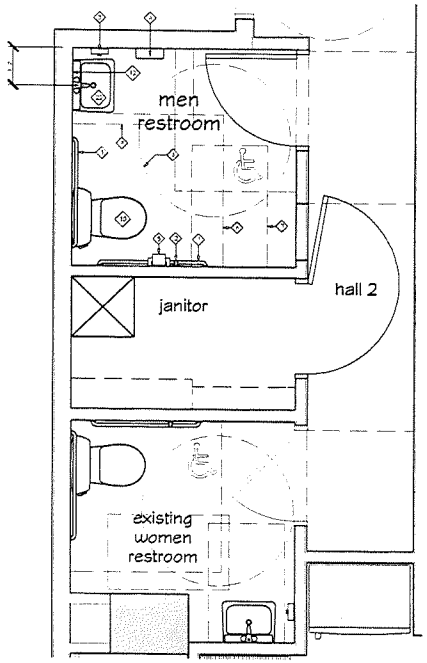
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revision index		
#	date	reference

project: 23052
date: 8/2/2024
drawn by: Jim

A3



NORTH

1 Enlarged Accessible restroom Plan

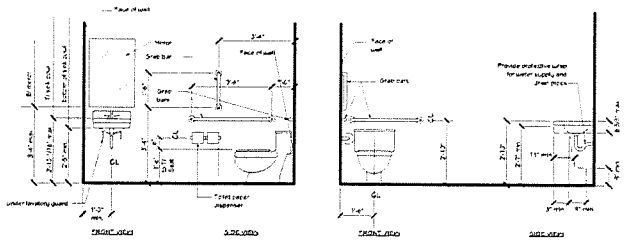
SCALE: 1/2" = 1'-0" and 1/4" =1'-0" (11"x17" half size)

General Notes - Enlarged Floor Plan

1. See 2/A4 and 3/A4 details on sheet A4 for mounting height and types of grab bars, SHELF, PVC, restroom accessories.
2. All wall dimensions are to face of finished material.
3. All equipment / fixture dimensions reference the finished face of walls and the centerline of equipment or equipment attachment points.
4. Provide blocking and bracing for all wall-mounted equipment according to the equipment manufacturer's instructions or as required by the equipment owner or installer.
5. Provide all necessary parts, fittings, fasteners, brackets, and accessories required to provide a complete and ADA-compliant installation.

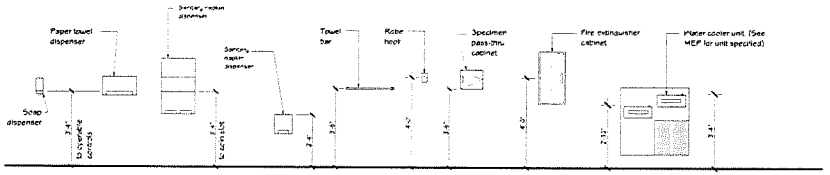
Keynotes - Enlarged Floor Plans

1. Horizontal stainless steel grab bar with snap flange
2. Vertical stainless steel grab bar with snap flange
3. Surface mounted liquid soap dispenser
4. Surface mounted paper towel dispenser
5. Surface mounted toilet tissue dispenser
6. 60" wide by 67" deep min. required clear floor area around WC
7. 30" x 48" mounted clear floor area. Clear of door and fixtures.
8. 60" diameter accessible turning circle
9. Dashed lines indicated are front approach clearance at sink.
10. Accessible floor-mount vitreous china back-input bi-fel with seat
11. Wall mounted Accessible sink
12. Channel-frame mirror, 24" wide x 36" high.
13. Side approach (42" x 54") (L) Front approach, roll side.
14. Side approach (42" x 54") (R) Front approach, roll side.



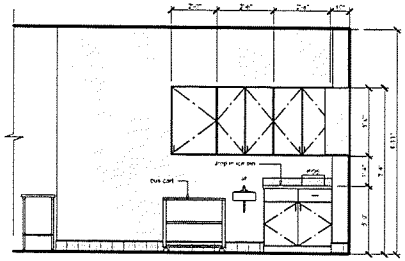
2 Accessible Restroom mounting heights

Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



3 Misc Accessory Accessible mounting heights

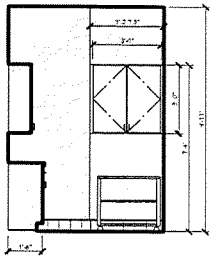
Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



Waitress Station - West Wall

4 Interior Elevation

Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



Waitress Station - North Wall

5 Interior Elevation

Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)

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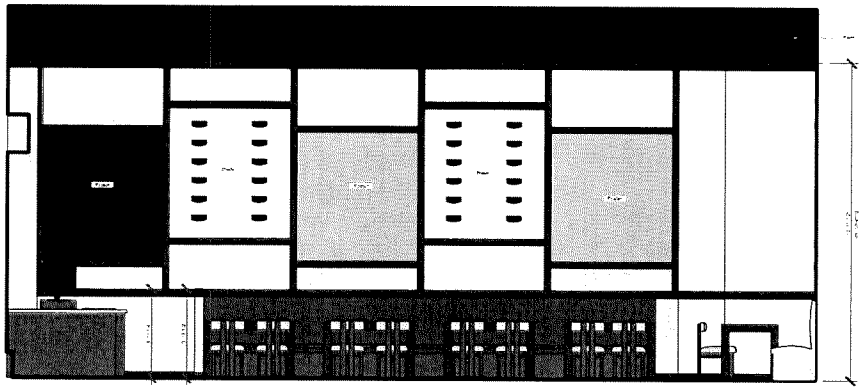
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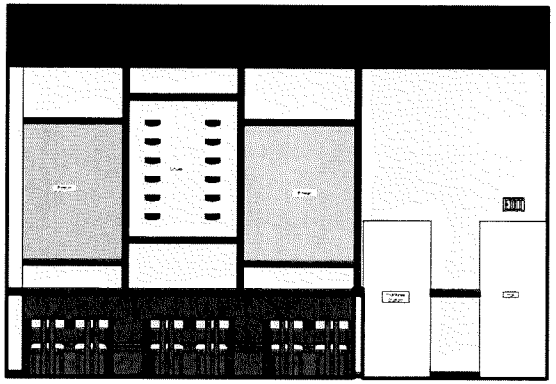
revision index		
#	date	reference

project: 23052
date: 07/17/2024
drawn by: jm

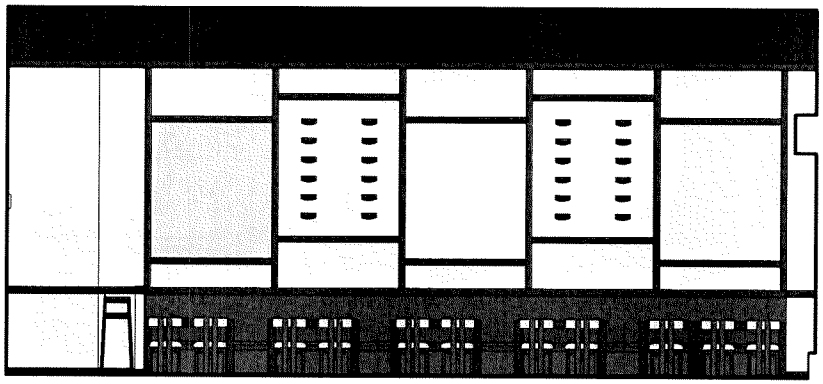
A4



Seating Area - South Wall
1 Interior Elevation
Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



Seating Area - West Wall
2 Interior Elevation
Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



Seating Area - North Wall
3 Interior Elevation
Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)



Seating Area - East Wall
4 Interior Elevation
Scale: 3/8" =1'-0" and 3/16" =1'-0" (11"x17" half size)

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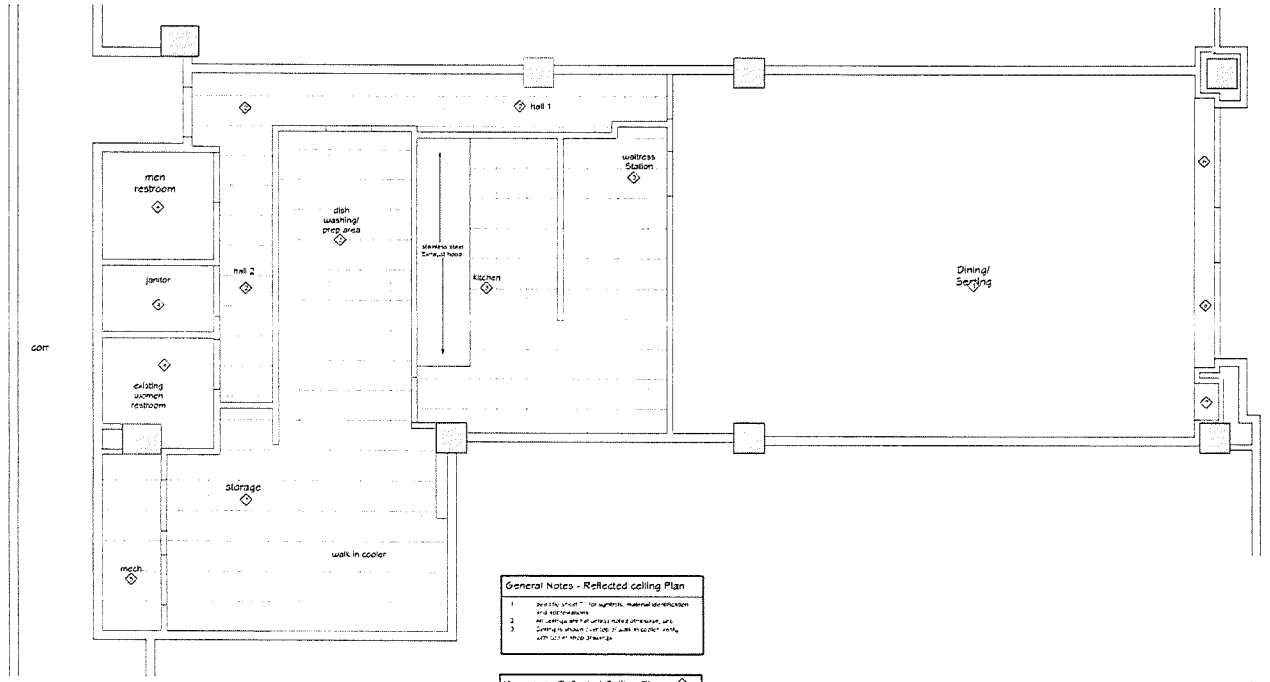
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revision index		
#	date	reference

project: 23052
date: 6/10/2024
drawn by: jm

A5



General Notes - Reflected ceiling Plan

1. See the sheet "..." for symbols, material identification and abbreviations.
2. All ceilings shall be unless noted otherwise, and shall be installed per manufacturer's instructions.
3. Ceiling is shown over the walk in cooler only. See plan drawings.

Keynotes - Reflected Ceiling Plan

1. ... ceiling. Exposed structure, ductwork, mechanical equipment, and ... pipes and heads, not shown. Ceiling is approximately "5-6"-0" above slab.
2. ... with 2' x 2' removable tile ceiling and grid @ 9'-2" ae
3. ... with 2' x 2' removable tile ceiling and grid @ 12'-3" ae
4. ... ceiling @ approximately 11'-0"
5. ... with 2' x 2' removable tile ceiling and grid @ 11'-2" ae
6. ... windows
7. ... see interior elevations

NORTH

1 Partial First Floor Reflected Ceiling plan

SCALE: 1/4" = 1'-0" (22" x 34" full size) and 1/8" =1'-0" (11"x17" half size)

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revision index		
#	date	reference

project: 23052
date: 8/27/2024
drawn by: jbm

March 2026 ALRC New License

Class A Licenses.csv

All items

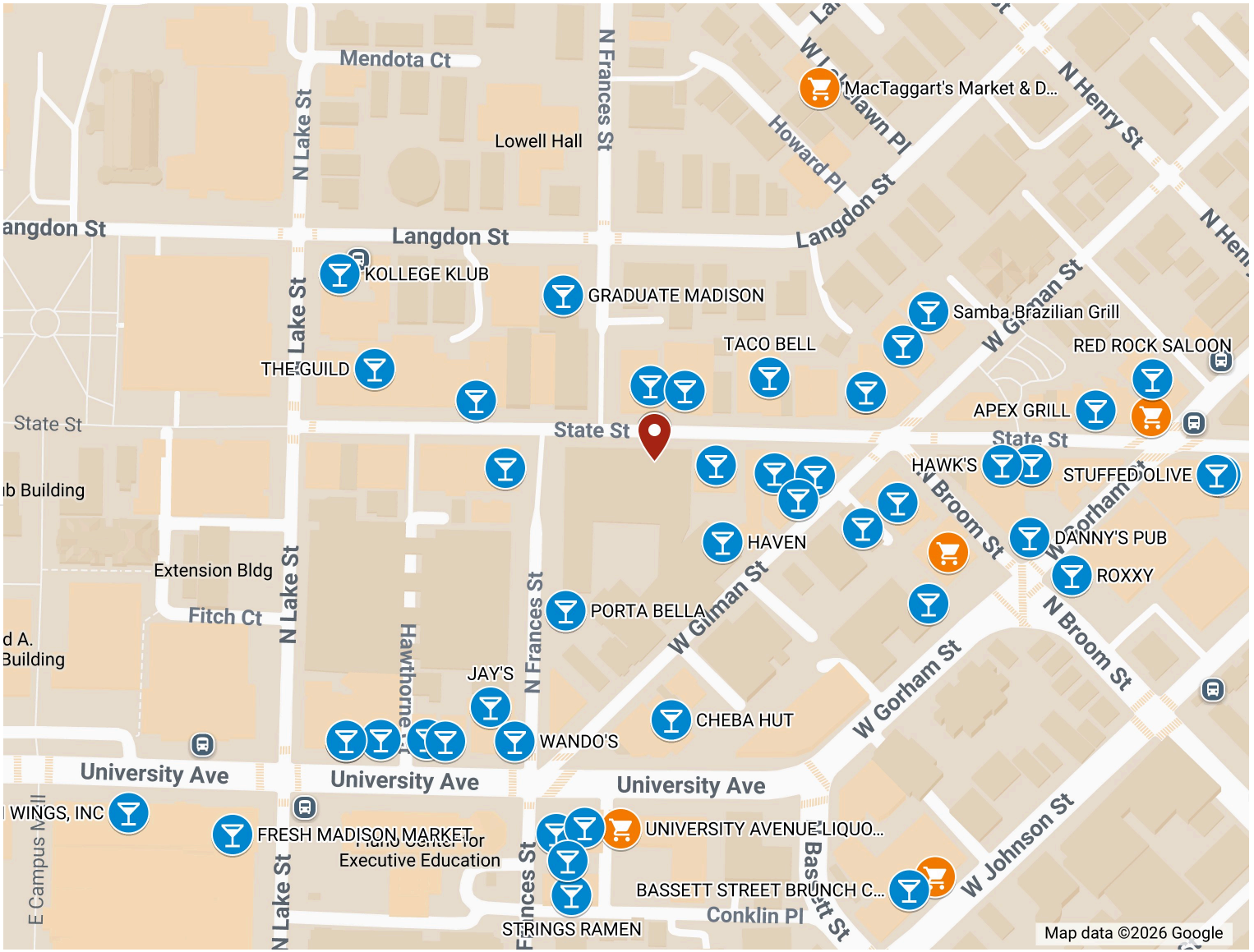
Class B Licenses.csv

All items

New Licenses.xlsx

All items

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



City of Madison

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Madison, WI 53703
www.cityofmadison.com

Master

File Number: 92100

File ID:	92100	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/20/2026
File Name:				**Final Action:**	

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

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00105 App.pdf, LICLIB-2026-00105 Supplemental.pdf, 4222 East Towne Blvd map.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	02/20/2026	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING				Pass

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

The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Alcohol sales shall cease not later than midnight.

Appearance by Josefina Santiago.

Notes: The conditions are:
1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
2. Alcohol sales shall cease not later than midnight.

Text of Legislative File 92100

Title

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

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00105
(License number)

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

Office Use Only

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

licensing@cityofmadison.com
608-266-4601

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

Section A – Applicant

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

   Tacos El Arriero Restaurant LLC

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

3. Address to be licensed 4222 E Towne Blvd Madison

4. Mailing address 2051 W Vilter Ln Milwaukee WI 53204

5. Anticipated opening date 15th March, 2026

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

   ☒ No ☐ Yes (explain)

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

Section B—Premises

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

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

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

Indoor: 50 Outdoor: Ø

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

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

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Josefina Santiago

13. City, state in which agent resides Milwaukee

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

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

☒ No, but will complete prior to ALRC meeting ☐ Yes, date completed _____

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

Wisconsin 1/19/2026

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

☐ Attach background check forms for each director/member.

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

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

Josefina Santiago

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

☒ No ☐ Yes (explain) _____

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

☒ No ☐ Yes (explain) _____

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12PM - 2AM	12PM - 2AM	12PM - 2AM	12PM - 2AM	12PM - 2AM	12PM - 2AM	12PM - 2AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

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

If applicable, describe "Other": _____

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

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

_____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 26.

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

39. Federal Employer Identification Number 41-3893146

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

Contact person Josefina Santiago

Business phone 414-460-9378 Business e-mail address josefinasanti83@icloud.com

Preferred language Spanish

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

☑ Yes (language: Spanish)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

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

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

Josefina Santiago martinez
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

02/12/2026
(Date)

Clerk's Office checklist for complete applications

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

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

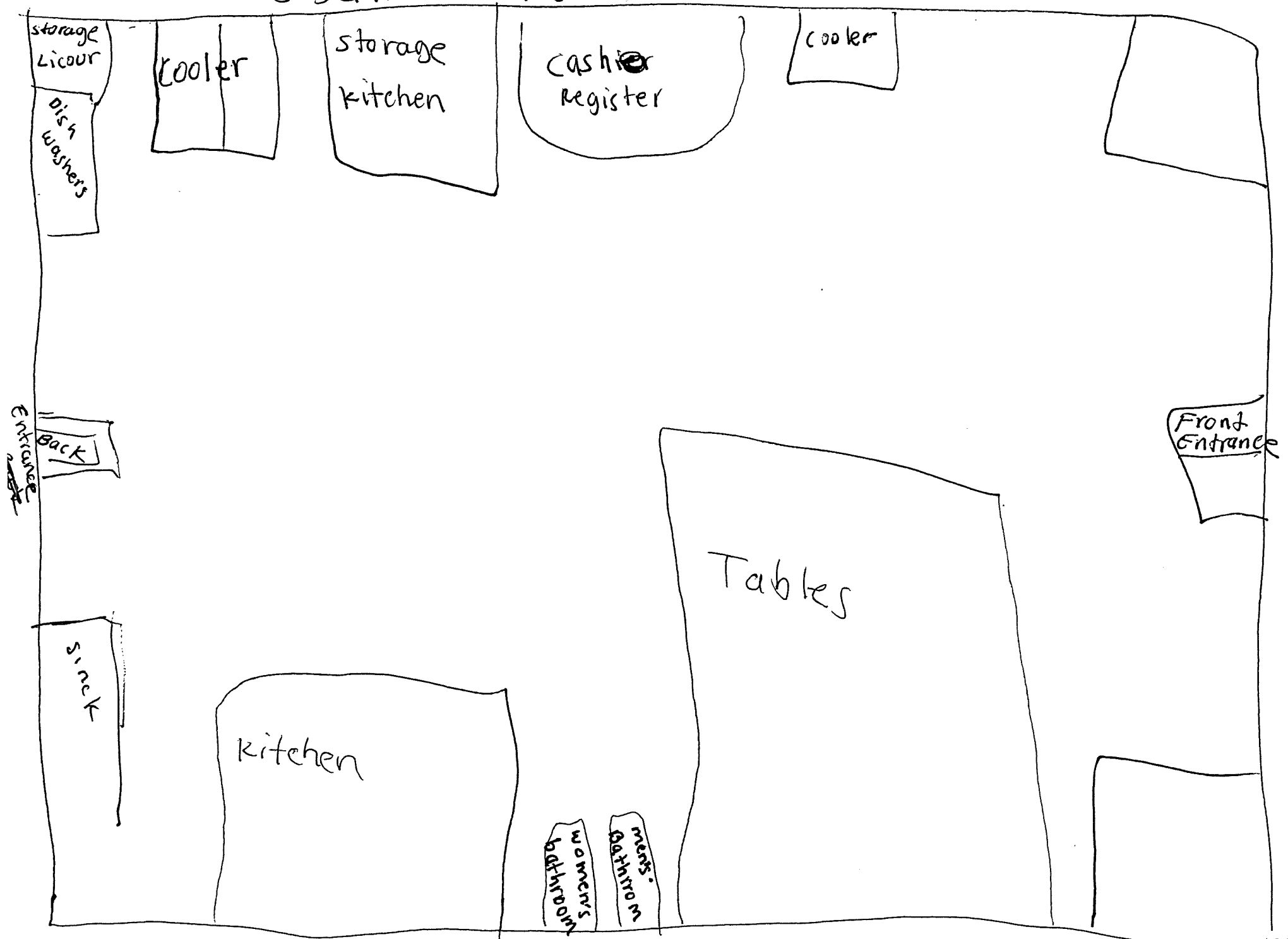
Tacos El Arriero Restaurant LLC

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

English translation:

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

Josefina Santiago



Tacos El Arriero Restaurant LLC 4222 E Thunderbird Blvd

Tacos el Arriero Restaurant LLC

MENU

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

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

March 2026 ALRC New License

Class A Licenses.csv

All items

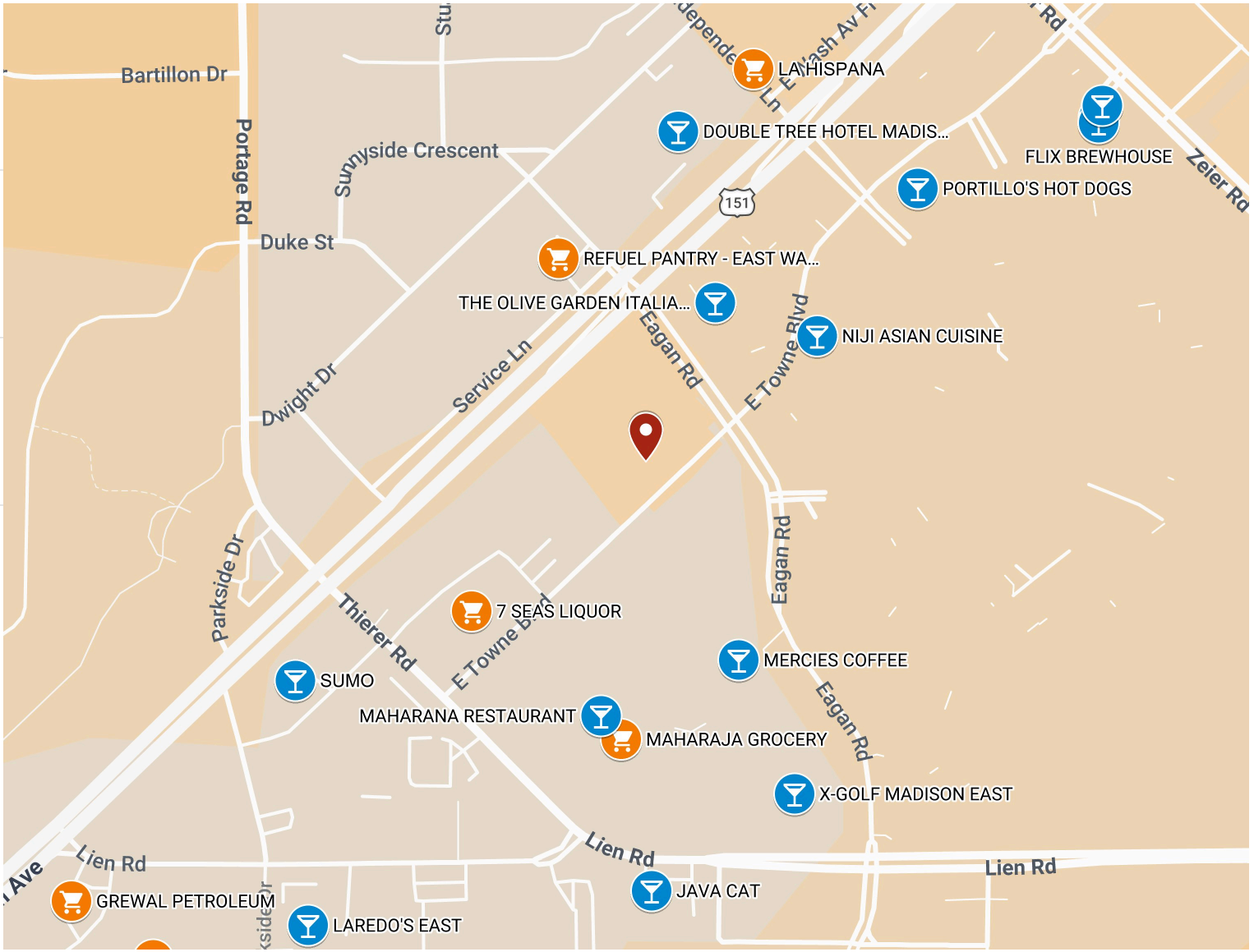
Class B Licenses.csv

All items

New Licenses.xlsx

All items

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



City of Madison

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

Master

File Number: 92101

File ID: 92101 **File Type:** License **Status:** In Committee

Version: 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

File Created Date : 02/20/2026

File Name: **Final Action:**

Title: Public Hearing - New License
Amigo Moderno LLC • dba Amisto
313 W Johnson St • Agent: Tatsiana Zhykharevich
Estimated Capacity (in/out): 140
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Notes:

Sponsors: **Effective Date:**

Attachments: LICLIB-2026-00112 App.pdf, LICLIB-2026-00112 Supplemental.pdf, LICLIB-2026-00112 Amendment.pdf, LICLIB-2026-00112 Updated Hours.pdf, 313 W Johnson St map.pdf

Enactment Number:

Author: **Hearing Date:**

Entered by: jverbick@cityofmadison.com **Published Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	02/20/2026	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (3/18/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.					
1		03/18/2026	Amend the License Conditions as Follows:				
	Action Text:	A motion was made by Westra, seconded by Figueroa Cole, to Amend the License Conditions as Follows: remove the condition that food shall be available at all times. The motion passed by voice vote/other.					

Notes: remove the condition that food shall be available at all times.

1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING	Pass

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

The conditions are:
1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.
2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.

Two registrants in support. Appearance by Tanya Zhykharevich.

Notes: The conditions are:
1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.
2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.

Text of Legislative File 92101

Title

Public Hearing - New License
Amigo Moderno LLC • dba Amisto
313 W Johnson St • Agent: Tatsiana Zhykharevich
Estimated Capacity (in/out): 140
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) _____

(Legistar file number) _____

(License number) CCLIB-2026-00112

(Alder District #) 4 (Police Sector) 405

Office Use Only

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

Section A – Applicant

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

   Amigo Moderno, LLC

2. Trade Name (doing business as) _____

3. Address to be licensed 313 West Johnson St. Madison, WI 53703

4. Mailing address 316 West Washington Ave. Suite#100 Madison, WI 53703

5. Anticipated opening date August 1st, 2026

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

   ☑ No ☐ Yes (explain)

   _____

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

   _____

Section B—Premises

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

   The establishment will operate as a full-service dining restaurant. Alcoholic beverages will be sold to guests through servers and bartenders. Draft beer tap lines will be installed behind the bar. Alcohol consumption will be permitted only within the dining room and bar areas during hours approved by the ALRC.
   Alcohol will be stored in locked cabinets and in a designated walk-in cooler on the premises.

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

   Indoor: 140 Outdoor: 0

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

    Building is equipped with paid undeground garage parking. Guests will be able to park in the garage while didnidng at the restaurant.

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Tatsiana Zhykharevich

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

14. How long has the agent continuously resided in the State of Wisconsin? 18 years

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

    ☑ No, but will complete prior to ALRC meeting ☐ Yes, date completed _____

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

    WI, 9/26/2025

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

Title	Name	City and State of Residence
president	Tatsiana Zhykharevich	Stoughton, WI
shareholder	Jack Yip	Madison, WI
shareholder	Eric Hovde	Madison, WI

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

    Tatsiana Zhykharevich

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

    ☑ No ☐ Yes (explain) _____

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

    ☐ No ☑ Yes (explain) I am a liquor license holder at RED Sushi 2, LLC and Jacknife, LLC

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9 am -11 pm	4 pm - 11 pm	4 pm - 11 pm	4 pm - 11 pm	4 pm - 11 pm	4 pm - 1 am	9 am - 1 am
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. Food, alcholic cocktails, beer, wine.

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

If applicable, describe "Other": _____

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

26. Do you plan to have live entertainment? ☐ No ☑ Yes—what kind? Bands, DJs,
Solo Perfomnace,

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

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

38. State Seller's Permit 4 5 6 - 1 0 3 2 2 1 9 6 7 3 - 0 2

39. Federal Employer Identification Number 39-4757324

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

Contact person Tatsiana Zhykharevich

Business phone 608-338-9327 Business e-mail address tanya@red-madison.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

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

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 2/16/2026

Clerk's Office checklist for complete applications

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

* Corporation/LLC only

** Class B only

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

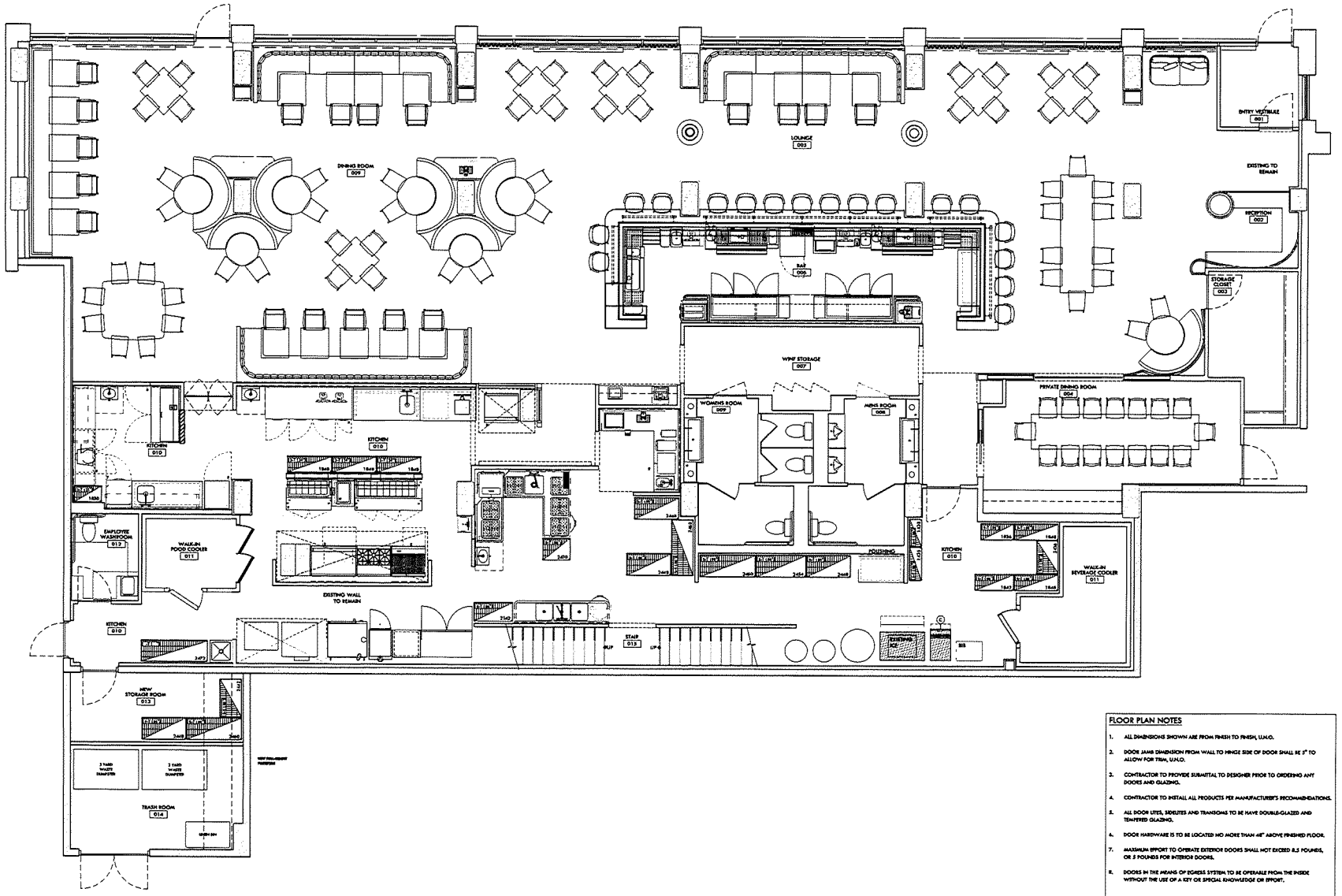
☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____



1 GROUND FLOOR

SCALE: ½" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE FROM FINISH TO FINISH, U.N.O.
2. DOOR JAMB DIMENSION FROM WALL TO HINGE SIDE OF DOOR SHALL BE 5" TO ALLOW FOR TRIM, U.N.O.
3. CONTRACTOR TO PROVIDE SUBMITTAL TO DESIGNER PRIOR TO ORDERING ANY DOORS AND GLAZING.
4. CONTRACTOR TO INSTALL ALL PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL DOOR LITES, SIDELITES AND TRANSOMS TO BE HAVE DOUBLE-GLAZED AND TEMPERED GLAZING.
6. DOOR HARDWARE IS TO BE LOCATED NO MORE THAN 48" ABOVE FINISHED FLOOR.
7. MAXIMUM EFFORT TO OPERATE EXTERIOR DOORS SHALL NOT EXCEED 8.5 POUNDS, OR 5 POUNDS FOR INTERIOR DOORS.
8. DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FLOOR PLAN LEGEND

- NEW FULL HEIGHT INTERIOR PARTITION, SEE A/A-XXX
- NEW PARTIAL HEIGHT INTERIOR PARTITION, SEE A/A-XXX
- EXISTING MASONRY LOAD-BEARING CONSTRUCTION

PROJECT TEAM

DESIGNER:
BUREAU OF ARCHITECTURE AND DESIGN LLC
1200 N North Branch Street, Suite 140
Chicago, Illinois 60642
Contact: Tom Nakabachian
773 457 0078
tnaka@bureau-ad.com

ARCHITECT OF RECORD:
ONE DESIGN AND ENGINEERING, LLC
202 Ash Street
Cambridge, Wisconsin 53523
Contact: Patrick Bayens
608 577 0443
patrick@onedea.com

MEP ENGINEER:
BUILDING ENGINEERING SYSTEMS, LLC
4177 N. Lincoln Avenue, #226
Chicago, Illinois 60659-2513
Contact: Jim Bove
312 636 0995 x113
jbove@besenergy.com

KITCHEN DESIGNER:
TEMARK
6100 W. 73rd Street
Bedford Park, Illinois 60638
Contact: Elizabeth Crotty
312 404-6972
Elizabeth.Crotty@temarkusa.com

GENERAL CONTRACTOR:
TBD

BUILDING OWNER:
XXXX

TENANT:
XXXX

BUREAU AD

1200 N NORTH BRANCH STREET
SUITE 140
CHICAGO, ILLINOIS 60642

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RESTAURANT

313 WEST JOHNSON STREET
MADISON, WISCONSIN 53703

ISSUE		
1	ISSUE FOR BID | PERMIT	02-18-2026

GROUND FLOOR PLAN

date	February 11, 2026
scale	As Noted
drawn by	TN
checked by	TN
project number	2025.003

sheet number
A-101

AMIGO

MODERNO

FOOD-FORWARD MEXICAN

(yet to be named, placeholder only)

Located at:

313 W. Johnson Steet
Madison, WI 53703

Contact:

Tanya Zhykharevich
President
316 W. Washington Ave.
Madison, WI 53703
608-338-9327 (m)
tanya@red-madison.com
http://red-madison.com

Concept Summary: Elevated Mexican Restaurant

We are in the preliminary planning stages of creating an elevated yet approachable full-service Mexican restaurant in downtown Madison that blends authentic flavors with thoughtful design and hospitality. While Madison offers a number of casual, family-run Mexican spots, there is a noticeable gap in the market for a modern, design-forward experience where high-quality food, ambiance, and service come together.

This concept was born from a personal journey—one that took time to truly appreciate the richness, depth, and shareability of Mexican cuisine. Now, we're ready to create a space that honors that culture while bringing something new to the city: a restaurant that feels at home in a bigger market but is tailored to Madison's spirit.

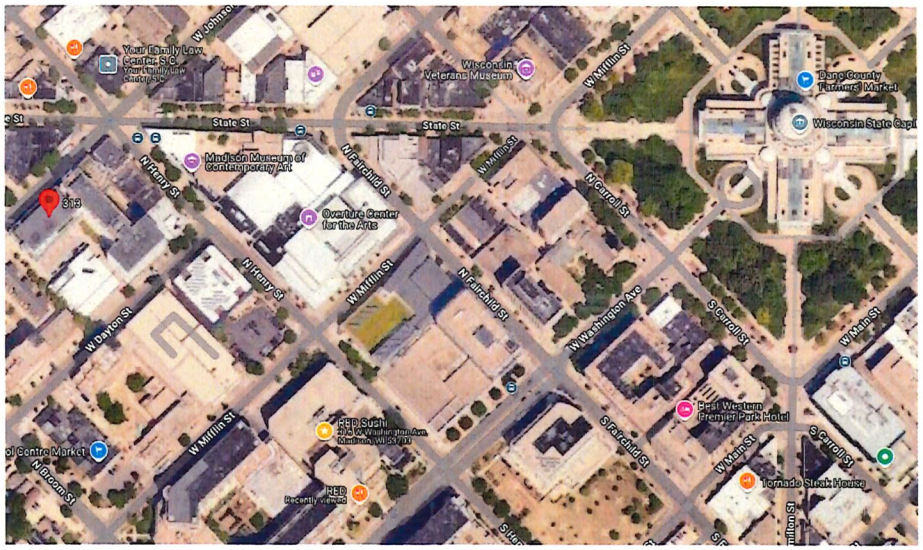
The restaurant will feature:

- A curated tequila and mezcal collection,
- House-made tortillas, prepared visibly in the dining room,
- Elevated takes on classics like fajitas, tacos, and guacamole,
- A vibrant design that invites connection and celebration.

While we are drawing inspiration from Mexico's diverse culinary regions, this is not a themed or coastal concept. It's a space where locals can gather regularly but also feel like they're stepping into something special.

We believe this concept will resonate strongly in Madison—not only because of the unmet demand for upscale Mexican dining, but also because of the city's growing Hispanic community, its curiosity for global flavors, and its desire for unique, high-quality dining experiences without leaving town.

The restaurant will be located at 313 W. Johnson Steet in the heart of downtown Madison, just blocks from State Street, the Overture Center, the Capitol and other flagship destinations in the region.



The restaurant space has already been built out to accommodate a previous restaurant, Estrellón, a fine-dining establishment that closed in 2021 after suffering from implications of the COVID era. Substantial tenant improvement made for that restaurant will be usable for the new restaurant, lowering expected build-out costs relative to a completely new space.

Ample parking is available either directly at the adjacent apartment building (Ovation 309) or the Overture Center Garage on W Dayton Street.

Logistically, the location offers benefits by being only two blocks from RED, another restaurant co-owned by Tanya. This will provide both management and staffing advantages.

Sales Forecast - Weekly

Guests per Shift (dine-in only)

Brunch	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total
Bar						43	43	85
Main Dining Room						255	255	510
Private Dining Room								
Total Brunch Guests						298	298	595

Dinner	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total
Bar	13	13	18	18	43	43	13	158
Main Dining Room	75	75	105	105	255	255	75	945
Private Dining Room								
Total Dinner Guests	88	88	123	123	298	298	88	1,103
Total Guests	88	88	123	123	298	595	385	1,698

Weekly Sales

Brunch (dine-in only)	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total
Bar						1,488	1,488	2,975
Main Dining Room						8,925	8,925	17,850
Private Dining Room								
Total Brunch Sales						10,413	10,413	20,825

Dinner (dine-in only)	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total
Bar	563	563	788	788	1,913	1,913	563	7,088
Main Dining Room	3,375	3,375	4,725	4,725	11,475	11,475	3,375	42,525
Private Dining Room								
Total Dinner Sales	3,938	3,938	5,513	5,513	13,388	13,388	3,938	49,613
Total Dine-In Sales	3,938	3,938	5,513	5,513	13,388	23,800	14,350	70,438
To Go Sales	394	394	551	551	1,339	2,380	1,435	7,044
Total Sales	**4,331**	**4,331**	**6,064**	**6,064**	**14,726**	**26,180**	**15,785**	**77,481**

Sales Forecast - Monthly

Brunch (dine-in only)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bar	9,282	9,282	10,829	13,923	15,470	15,470	13,923	17,017	13,923	12,376	12,376	10,829	154,700
Main Dining Room	55,692	55,692	64,974	83,538	92,820	92,820	83,538	102,102	83,538	74,256	74,256	64,974	928,200
Private Dining Room													
Total Brunch Sales	64,974	64,974	75,803	97,461	108,290	108,290	97,461	119,119	97,461	86,632	86,632	75,803	1,082,900
Dinner (dine-in only)													
Bar	22,113	22,113	25,799	33,170	36,855	36,855	33,170	40,541	33,170	29,484	29,484	25,799	368,550
Main Dining Room	132,678	132,678	154,791	199,017	221,130	221,130	199,017	243,243	199,017	176,904	176,904	154,791	2,211,300
Private Dining Room													
Total Dinner Sales	154,791	154,791	180,590	232,187	257,985	257,985	232,187	283,784	232,187	206,388	206,388	180,590	2,579,850
Total Dine-In Sales	219,765	219,765	256,393	329,648	366,275	366,275	329,648	402,903	329,648	293,020	293,020	256,393	3,662,750
To Go Sales	21,977	21,977	25,639	32,965	36,628	36,628	32,965	40,290	32,965	29,302	29,302	25,639	366,275
Total Sales	241,742	241,742	282,032	362,612	402,903	402,903	362,612	443,193	362,612	322,322	322,322	282,032	4,029,025

Start-Up Budget

Buildout / Construction	
General Contractor / Construction Costs	800,000
Fixtures & Furniture	200,000
Sound System	
Low Voltage Contractor	
Permits & Licensing	3,000
Signage Package	15,000
Utility Upgrades	
Total Buildout	1,018,000
Equipment	
Kitchen Equipment	150,000
Kitchen Consultant / Design Costs	5,000
Smallwares / Kitchen Supplies	20,000
Point-of-Sale	10,000
Audio / Visual Equipment	
Total Equipment	185,000
Professional Fees	
Architect & Design	100,000
MEP Engineering	
Legal Fees	3,000
Accounting	
Insurance	2,000
Total Professional Fees	105,000

Upfront Staffing Costs	
Manager & Staff Recruitment	
Pre-Opening Payroll / Training Wages	25,000
Uniforms	
Total Upfront Staffing Costs	25,000
Upfront Marketing	
Branding / Graphic Design	10,000
Website / Social Media Set-Up	20,000
Professional Photography	1,000
Public Relations	
Total Upfront Marketing	31,000
Opening Inventory	
Food	10,000
Beverage	40,000
Paper & Packaging	
Cleaning Supplies	
Total Inventory	50,000
Working Capital / Reserves	
Contingency Reserve	200,000
Working Capital	
Total Working Capital	200,000
Total Start-Up Investment / Need	1,614,000

Source of Funds

Owners' Equity	
Tanya	125,000
Additional Investor(s)	300,000
Total Owners' Equity	425,000
Landlord	
Tennant Improvements Allowance (TIA)	250,000
Tennant Improvements Loan (TIL)	
Total Landlord Financing	250,000
Loan from Oak Bank	1,000,000
Line of Credit	
Total Capital Available	1,675,000

Pro Forma P&L - Monthly

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	% of Sales
Sales														
Dine-In														
Food Sales	131,859	131,859	153,836	197,789	219,765	219,765	197,789	241,742	197,789	175,812	175,812	153,836	2,197,650	54.5%
Beverage Sales	87,906	87,906	102,557	131,859	146,510	146,510	131,859	161,161	131,859	117,208	117,208	102,557	1,465,100	36.4%
Total Dine-In Sales	219,765	219,765	256,393	329,648	366,275	366,275	329,648	402,903	329,648	293,020	293,020	256,393	3,662,750	90.9%
To Go	21,977	21,977	25,639	32,965	36,628	36,628	32,965	40,290	32,965	29,302	29,302	25,639	366,275	9.1%
Total Sales	241,742	241,742	282,032	362,612	402,903	402,903	362,612	443,193	362,612	322,322	322,322	282,032	4,029,025	100.0%
Cost of Goods Sold														
Food Cost	39,558	39,558	46,151	59,337	65,930	65,930	59,337	72,522	59,337	52,744	52,744	46,151	659,295	16.4%
Beverage Cost	15,823	15,823	18,460	23,735	26,372	26,372	23,735	29,009	23,735	21,097	21,097	18,460	263,718	6.5%
Paper & Packaging	8,791	8,791	10,256	13,186	14,651	14,651	13,186	16,116	13,186	11,721	11,721	10,256	146,510	3.6%
Total COGS	64,171	64,171	74,867	96,257	106,952	106,952	96,257	117,648	96,257	85,562	85,562	74,867	1,069,523	26.5%
Gross Profit	177,570	177,570	207,165	266,355	295,950	295,950	266,355	325,545	266,355	236,760	236,760	207,165	2,959,502	73.5%
Operating Expenses														
Management Salaries and Wages	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	345,000	8.6%
Back of House Staff	36,261	36,261	42,305	54,392	60,435	60,435	54,392	66,479	54,392	48,348	48,348	42,305	604,354	15.0%
Front of House Staff	12,087	12,087	14,102	18,131	20,145	20,145	18,131	22,160	18,131	16,116	16,116	14,102	201,451	5.0%
Employee Benefits	14,504	14,504	16,922	21,757	24,174	24,174	21,757	26,592	21,757	19,339	19,339	16,922	241,742	6.0%
Direct Operating Expenses	9,670	9,670	11,281	14,504	16,116	16,116	14,504	17,728	14,504	12,893	12,893	11,281	161,161	4.0%
Marketing	2,417	2,417	2,820	3,626	4,029	4,029	3,626	4,432	3,626	3,223	3,223	2,820	40,290	1.0%
Promotions and Discounts	7,252	7,252	8,461	10,878	12,087	12,087	10,878	13,296	10,878	9,670	9,670	8,461	120,871	3.0%
Utilities	3,626	3,626	4,230	5,439	6,044	6,044	5,439	6,648	5,439	4,835	4,835	4,230	60,435	1.5%
General and Administrative	14,504	14,504	16,922	21,757	24,174	24,174	21,757	26,592	21,757	19,339	19,339	16,922	241,742	6.0%
Repairs and Maintenance	3,626	3,626	4,230	5,439	6,044	6,044	5,439	6,648	5,439	4,835	4,835	4,230	60,435	1.5%
Occupancy / Rent	13,460	13,460	13,460	13,460	13,460	13,460	13,460	13,460	13,460	13,460	13,460	13,460	161,520	4.0%
Total Operating Expenses	146,159	146,159	163,484	198,133	215,458	215,458	198,133	232,783	198,133	180,808	180,808	163,484	2,239,001	55.6%
EBITDA (Operating Income)	**31,411**	**31,411**	**43,681**	**68,222**	**80,492**	**80,492**	**68,222**	**92,762**	**68,222**	**55,952**	**55,952**	**43,681**	**720,501**	17.9%
Depreciation & Amortization	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	115,601	2.9%
Interest Expense	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	5,731	68,767	1.7%
Net Income Before Tax	**16,047**	**16,047**	**28,317**	**52,858**	**65,128**	**65,128**	**52,858**	**77,398**	**52,858**	**40,588**	**40,588**	**28,317**	**536,133**	13.3%
Income Taxes	5,617	5,617	9,911	18,500	22,795	22,795	18,500	27,089	18,500	14,206	14,206	9,911	187,647	4.7%
Net Income	**10,431**	**10,431**	**18,406**	**34,358**	**42,333**	**42,333**	**34,358**	**50,309**	**34,358**	**26,382**	**26,382**	**18,406**	**348,486**	8.6%

Pro Forma Cash Flow - Monthly

	Startup	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
OPERATING ACTIVITIES													
Net Income		10,431	10,431	18,406	34,358	42,333	42,333	34,358	50,309	34,358	26,382	26,382	18,406
Depreciation & Amortization		9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633	9,633
Changes in Working Capital													
Accounts Receivable		(40,290)		(6,715)	(13,430)	(6,715)		6,715	(13,430)	13,430	6,715		6,715
Inventory		(42,781)		(7,130)	(14,260)	(7,130)		7,130	(14,260)	14,260	7,130		7,130
Accounts Payable		32,086		5,348	10,695	5,348		(5,348)	10,695	(10,695)	(5,348)		(5,348)
Net Cash from Operating Activities		(30,921)	20,064	19,542	26,996	43,469	51,967	52,489	42,947	60,986	44,513	36,015	36,537
INVESTING ACTIVITIES													
Capital Expenditures (CapEx)	(1,364,000)												
Other Investing Cash Flows													
Net Cash from Investing Activities	(1,364,000)												
FINANCING ACTIVITIES													
Debt Issued / (Repaid)	1,250,000	(11,257)	(11,312)	(11,368)	(11,424)	(11,481)	(11,537)	(11,594)	(11,652)	(11,710)	(11,768)	(11,826)	(11,885)
Equity Contributions / (Distributions)	425,000												
Net Cash from Financing Activities	1,675,000	(11,257)	(11,312)	(11,368)	(11,424)	(11,481)	(11,537)	(11,594)	(11,652)	(11,710)	(11,768)	(11,826)	(11,885)
Total Cash Flow	311,000	(42,178)	8,752	8,174	15,572	31,989	40,429	40,894	31,295	49,276	32,745	24,189	24,652
Beginning Cash Balance		311,000	268,822	277,574	285,748	301,320	333,308	373,737	414,632	445,927	495,203	527,948	552,137
Ending Cash Balance	311,000	268,822	277,574	285,748	301,320	333,308	373,737	414,632	445,927	495,203	527,948	552,137	576,789

Pro Forma Balance Sheet - Monthly

	Startup	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Current Assets													
Cash	311,000	268,822	277,574	285,748	301,320	333,308	373,737	414,632	445,927	495,203	527,948	552,137	576,789
Accounts Receivable		40,290	40,290	47,005	60,435	67,150	67,150	60,435	73,865	60,435	53,720	53,720	47,005
Inventory		42,781	42,781	49,911	64,171	71,302	71,302	64,171	78,432	64,171	57,041	57,041	49,911
Total Current Assets	311,000	351,893	360,645	382,664	425,926	471,760	512,189	539,238	598,224	619,810	638,710	662,899	673,706
Fixed Assets													
Tennant Improvements	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000
Equipment	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000
Other Start-Up Costs	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000	161,000
Accum. Depreciation		(9,633)	(19,267)	(28,900)	(38,534)	(48,167)	(57,801)	(67,434)	(77,067)	(86,701)	(96,334)	(105,968)	(115,601)
Total Fixed Assets	1,364,000	1,354,367	1,344,733	1,335,100	1,325,466	1,315,833	1,306,200	1,296,566	1,286,933	1,277,299	1,267,666	1,258,032	1,248,399
Total Assets	1,675,000	1,706,260	1,705,378	1,717,764	1,751,393	1,787,593	1,818,389	1,835,804	1,885,157	1,897,109	1,906,376	1,920,931	1,922,105
Current Liabilities													
Accounts Payable		32,086	32,086	37,433	48,129	53,476	53,476	48,129	58,824	48,129	42,781	42,781	37,433
Line of Credit													
Total Current Liabilities		32,086	32,086	37,433	48,129	53,476	53,476	48,129	58,824	48,129	42,781	42,781	37,433
Long-Term Liabilities													
Loan from Oak Bank	1,000,000	990,826	981,598	972,313	962,972	953,575	944,121	934,610	925,041	915,415	905,730	895,987	886,185
Tennant Improvements Allowance (TIA)	250,000	247,917	245,833	243,750	241,667	239,583	237,500	235,417	233,333	231,250	229,167	227,083	225,000
Tennant Improvements Loan (TIL)													
Total Long-Term Liabilities	1,250,000	1,238,743	1,227,431	1,216,063	1,204,639	1,193,158	1,181,621	1,170,026	1,158,374	1,146,665	1,134,897	1,123,070	1,111,185
Total Liabilities	1,250,000	1,270,829	1,259,517	1,253,496	1,252,767	1,246,634	1,235,097	1,218,155	1,217,198	1,194,793	1,177,678	1,165,851	1,148,618
Equity													
Owner's Capital Contributions	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Retained Earnings		10,431	20,861	39,268	73,625	115,959	158,292	192,650	242,958	277,316	303,698	330,080	348,486
Total Equity	**425,000**	435,431	445,861	464,268	498,625	540,959	583,292	617,650	667,958	702,316	728,698	755,080	773,486
Total Liabilities + Equity	**1,675,000**	**1,706,260**	**1,705,378**	**1,717,764**	**1,751,393**	**1,787,593**	**1,818,389**	**1,835,804**	**1,885,157**	**1,897,109**	**1,906,376**	**1,920,931**	**1,922,105**

Pro Forma P&L - Yearly

	1	2	3	4	5	Total	% of Sales
Sales							
Dine-In							
Food Sales	2,197,650	2,307,533	2,422,909	2,544,055	2,671,257	12,143,404	54.5%
Beverage Sales	1,465,100	1,538,355	1,615,273	1,696,036	1,780,838	8,095,602	36.4%
Total Dine-In Sales	3,662,750	3,845,888	4,038,182	4,240,091	4,452,096	20,239,006	90.9%
To Go	366,275	384,589	403,818	424,009	445,210	2,023,901	9.1%
Total Sales	4,029,025	4,230,476	4,442,000	4,664,100	4,897,305	22,262,906	100.0%
Cost of Goods Sold							
Food Cost	659,295	692,260	726,873	763,216	801,377	3,643,021	16.4%
Beverage Cost	263,718	276,904	290,749	305,287	320,551	1,457,208	6.5%
Paper & Packaging	146,510	153,836	161,527	169,604	178,084	809,560	3.6%
Total COGS	1,069,523	1,122,999	1,179,149	1,238,107	1,300,012	5,909,790	26.5%
Gross Profit	2,959,502	3,107,477	3,262,851	3,425,994	3,597,293	16,353,117	73.5%
Operating Expenses							
Management Salaries and Wages	345,000	362,250	380,363	399,381	419,350	1,906,343	8.6%
Back of House Staff	604,354	634,571	666,300	699,615	734,596	3,339,436	15.0%
Front of House Staff	201,451	211,524	222,100	233,205	244,865	1,113,145	5.0%
Employee Benefits	241,742	253,829	266,520	279,846	293,838	1,335,774	6.0%
Direct Operating Expenses	161,161	169,219	177,680	186,564	195,892	890,516	4.0%
Marketing	40,290	42,305	44,420	46,641	48,973	222,629	1.0%
Promotions and Discounts	120,871	126,914	133,260	139,923	146,919	667,887	3.0%
Utilities	60,435	63,457	66,630	69,962	73,460	333,944	1.5%
General and Administrative	241,742	253,829	266,520	279,846	293,838	1,335,774	6.0%
Repairs and Maintenance	60,435	63,457	66,630	69,962	73,460	333,944	1.5%
Occupancy / Rent	161,520	169,596	178,076	186,980	196,329	892,500	4.0%
Total Operating Expenses	2,239,001	2,350,951	2,468,498	2,591,923	2,721,519	12,371,893	55.6%
EBITDA (Operating Income)	**720,501**	**756,526**	**794,353**	**834,070**	**875,774**	**3,981,224**	17.9%
Depreciation & Amortization	115,601	137,802	114,123	99,916	99,917	567,359	2.5%
Interest Expense	68,767	60,236	51,065	41,207	30,610	251,885	1.1%
Net Income Before Tax	**536,133**	**558,488**	**629,164**	**692,947**	**745,247**	**3,161,980**	14.2%
Income Taxes	187,647	195,471	220,208	242,532	260,837	1,106,693	5.0%
Net Income	**348,486**	**363,017**	**408,957**	**450,416**	**484,411**	**2,055,287**	9.2%

Pro Forma Cash Flow - Yearly

	Startup	1	2	3	4	5
OPERATING ACTIVITIES						
Net Income		348,486	363,017	408,957	450,416	484,411
Depreciation & Amortization		115,601	137,802	114,123	99,916	99,917
Changes in Working Capital						
Accounts Receivable		(47,005)	(2,760)	(2,898)	(3,042)	(3,195)
Inventory		(49,911)	(2,930)	(3,077)	(3,231)	(3,392)
Accounts Payable		37,433	2,198	2,308	2,423	2,544
Net Cash from Operating Activities		404,604	497,327	519,413	546,482	580,285
INVESTING ACTIVITIES						
Capital Expenditures (CapEx)	(1,364,000)					
Other Investing Cash Flows						
Net Cash from Investing Activities	(1,364,000)					
FINANCING ACTIVITIES						
Debt Issued / (Repaid)	1,250,000	(138,815)	(147,346)	(156,517)	(166,375)	(176,973)
Equity Contributions / (Distributions)	425,000					
Net Cash from Financing Activities	1,675,000	(138,815)	(147,346)	(156,517)	(166,375)	(176,973)
Total Cash Flow	311,000	265,789	349,981	362,896	380,106	403,312
Beginning Cash Balance		311,000	576,789	926,771	1,289,667	1,669,773
Ending Cash Balance	311,000	576,789	926,771	1,289,667	1,669,773	2,073,085

Pro Forma Balance Sheet - Yearly

	Startup	1	2	3	4	5
Current Assets						
Cash	311,000	576,789	926,771	1,289,667	1,669,773	2,073,085
Accounts Receivable		47,005	49,765	52,662	55,705	58,900
Inventory		49,911	52,841	55,918	59,149	62,541
Total Current Assets	311,000	673,706	1,029,377	1,398,247	1,784,626	2,194,526
Fixed Assets						
Tennant Improvements	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000	1,018,000
Equipment	185,000	185,000	185,000	185,000	185,000	185,000
Other Start-Up Costs	161,000	161,000	161,000	161,000	161,000	161,000
Accum. Depreciation		(115,601)	(253,403)	(367,526)	(467,442)	(567,359)
Total Fixed Assets	1,364,000	1,248,399	1,110,597	996,474	896,558	796,641
Total Assets	**1,675,000**	**1,922,105**	**2,139,974**	**2,394,721**	**2,681,184**	**2,991,167**
Current Liabilities						
Accounts Payable		37,433	39,631	41,938	44,361	46,905
Line of Credit						
Total Current Liabilities		37,433	39,631	41,938	44,361	46,905
Long-Term Liabilities						
Loan from Oak Bank	1,000,000	886,185	763,839	632,322	490,947	338,974
Tennant Improvements Allowance (TIA)	250,000	225,000	200,000	175,000	150,000	125,000
Tennant Improvements Loan (TIL)						
Total Long-Term Liabilities	1,250,000	1,111,185	963,839	807,322	640,947	463,974
Total Liabilities	1,250,000	1,148,618	1,003,470	849,260	685,308	510,879
Equity						
Owner's Capital Contributions	425,000	425,000	425,000	425,000	425,000	425,000
Retained Earnings		348,486	711,504	1,120,461	1,570,876	2,055,287
Total Equity	**425,000**	773,486	1,136,504	1,545,461	1,995,876	2,480,287
Total Liabilities + Equity	**1,675,000**	**1,922,105**	**2,139,974**	**2,394,721**	**2,681,184**	**2,991,167**

Mexican Restaurant - Sample Menu

STARTERS

Guacamole Tradicional
Pico de gallo, lime, sea salt, tortilla chips

Tuna Tartare or Tostadas
Bigeye tuna, avocado, salsa macha, crispy shallot, tortilla chips

Ceviche
Hamachi, coconut, avocado, tortilla chips

Aguachile
Tiger shrimp, leche de tigre, apple, cucumber, charred avocado

Queso Fundido
Melted Oaxaca, Chihuahua, and Gouda, chorizo, hand-pressed tortillas

Elote Style Chicken Wings
Crispy chicken lollipops, chili-lime crema, cotija, chili

Tlayuda
Crisp corn tortilla, black bean spread, Oaxaca cheese, queso asedero, poblano rajas, salsa verde
Optional: grilled chicken or chorizo

Guacamole Cobb
Grilled chicken, guacamole, bacon, poblano rajas, black beans, tomato, charred corn, tortilla strips, cilantro-lime ranch

TRES TACOS
Three hand-pressed tacos

Carne Asada
Grilled skirt steak, salsa roja, cotija

Barbacoa
Slow-braised short rib, queso fresco, pickled red onion

Baja
Beer-battered cod, nappa cabbage slaw, chili-lime crema

Camarón
Tiger Shrimp, nappa cabbage slaw, chili-lime crema, cotija

Pollo a la Parrilla
Grilled chicken, roasted corn, queso fresco, salsa verde

<<Vegetarian Taco>>
Platain/Mushroom

PLATOS FUERTES

Grilled Chicken Fajitas
Bell pepper, onion, guacamole, queso fresco, hand-pressed tortillas

Carne Asada Fajitas
Grilled skirt steak, bell pepper, onion, guacamole, queso fresco, hand-pressed tortillas

Grilled Shrimp Fajitas

Grilled Whitefish
Chef's preparation, seasonal accompaniments

Seafood Enchiladas
Lobster, tiger shrimp, poblano cream, tomatillo

Steak Huaraches
Corn masa, refried beans, grilled skirt steak, salsa roja, crema, queso fresco

Ribeye
Chef's preparation, seasonal accompaniments

SIDES

Black Beans
Cotija cheese, cilantro

Mexican Rice
Tomato, onion, garlic

Elote Charred Corn
Chili-lime crema, cotija

DESSERT

Tres Leches
Mexican chocolate, Cinnamon

Churros
Mexican chocolate, dulce de leche, strawberry cream

Flan
Dulce de leche, seasonal fruit

From: Tanya Zhykharevich
To: Verbick, Jim
Subject: Re: Entertainment License Application
Date: Wednesday, March 4, 2026 3:52:53 PM

Hi Jim,

I was hoping you could help me update a couple of items on our liquor license application for the new Mexican restaurant at **313 West Johnson Street**.

First, could you please update the **proposed hours of operation** to the following:

Sunday: 10:00 AM – 10:00 PM
Monday: 10:00 AM – 10:00 PM
Tuesday: 10:00 AM – 10:00 PM
Wednesday: 10:00 AM – 10:00 PM
Thursday: 10:00 AM – 10:00 PM
Friday: 10:00 AM – 12:00 AM
Saturday: 10:00 AM – 12:00 AM

Additionally, we have finalized the name of the restaurant. The name will be **Amisto**. Could you please update the **DBA section** on both the liquor license and entertainment license applications to reflect this name?

Thank you very much for your help.

Warm regards.

On Fri, Feb 20, 2026 at 4:10 PM Verbick, Jim <JVerbick@cityofmadison.com> wrote:

> No worries. Thanks for getting it back to quickly.
>
> **Jim Verbick, WCMC**
>
> *(pronouns: he/him/his)*
>
> **Deputy Clerk**
>
> City of Madison City Clerk's Office
>
> City-County Building-Room 105,
> 210 Martin Luther King Jr. Blvd. 53703
> TEL: (608) 266-4601 | FAX: (608) 266-4666
>
> jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk

From: Tanya Zhykharevich
To: Verbick, Jim
Subject: Re: Entertainment License Application
Date: Thursday, March 12, 2026 1:51:35 PM

Jim,

Here are the updated correct hours of operation:

Sunday

10:00 AM – 10:00 PM

Monday

4:00 PM – 10:00 PM

Tuesday

4:00 PM– 10:00 PM

Wednesday

4:00PM – 10:00 PM

Thursday

4:00 PM – 10:00 PM

Friday

4:00 PM – 12:00 AM

Saturday

10:00 AM – 12:00 AM

On Wed, Mar 4, 2026 at 3:52 PM Tanya Zhykharevich <tanya@red-madison.com> wrote:
Hi Jim,
I was hoping you could help me update a couple of items on our liquor license application for the new Mexican restaurant at **313 West Johnson Street**.
First, could you please update the **proposed hours of operation** to the following:
Sunday: 10:00 AM – 10:00 PM

Monday: 10:00 AM – 10:00 PM
Tuesday: 10:00 AM – 10:00 PM
Wednesday: 10:00 AM – 10:00 PM
Thursday: 10:00 AM – 10:00 PM
Friday: 10:00 AM – 12:00 AM
Saturday: 10:00 AM – 12:00 AM
Additionally, we have finalized the name of the restaurant. The name will be **Amisto**. Could you please update the **DBA section** on both the liquor license and entertainment license applications to reflect this name?
Thank you very much for your help.
Warm regards.

On Fri, Feb 20, 2026 at 4:10 PM Verbick, Jim <JVerbick@cityofmadison.com> wrote:

> No worries. Thanks for getting it back to quickly.
>
> **Jim Verbick, WCMC**
> *(pronouns: he/him/his)*
> **Deputy Clerk**
> City of Madison City Clerk's Office
> City-County Building-Room 105,
> 210 Martin Luther King Jr. Blvd. 53703
> TEL: (608) 266-4601 | FAX: (608) 266-4666FAX: (608) 266-4666
> jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk
>
> "We exist to assist"
>
> **From:** Tanya Zhykharevich <tanya@red-madison.com>
> **Sent:** Friday, February 20, 2026 4:01 PM
> **To:** Verbick, Jim <JVerbick@cityofmadison.com>
> **Subject:** Re: Entertainment License Application
>
> Caution: This email was sent from an external source. Avoid unknown links and attachments.
> Jim,
>
> I am sorry about that. Please see attached.
>
> On Fri, Feb 20, 2026 at 3:41 PM Verbick, Jim <JVerbick@cityofmadison.com> wrote:
>
> > Hi Tanya,
> >
> > I just realized you didn't sign the entertainment license application. Can you sign this and send it back?

Thanks,

Jim Verbick, WCMC
(pronouns: he/him/his)
Deputy Clerk
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601 | FAX: (608) 266-4666FAX: (608) 266-4666
jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk

"We exist to assist"

--
Tanya Zhykharevich
President
316 W. Washington Ave., Madison, WI 53703
w. 608-294-1234 || c. 608-338-9327
http://red-madison.com
Watch Our Video



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Tanya Zhykharevich
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316 W. Washington Ave., Madison, WI 53703
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http://red-madison.com
Watch Our Video



March 2026 ALRC New License

Class A Licenses.csv

All items

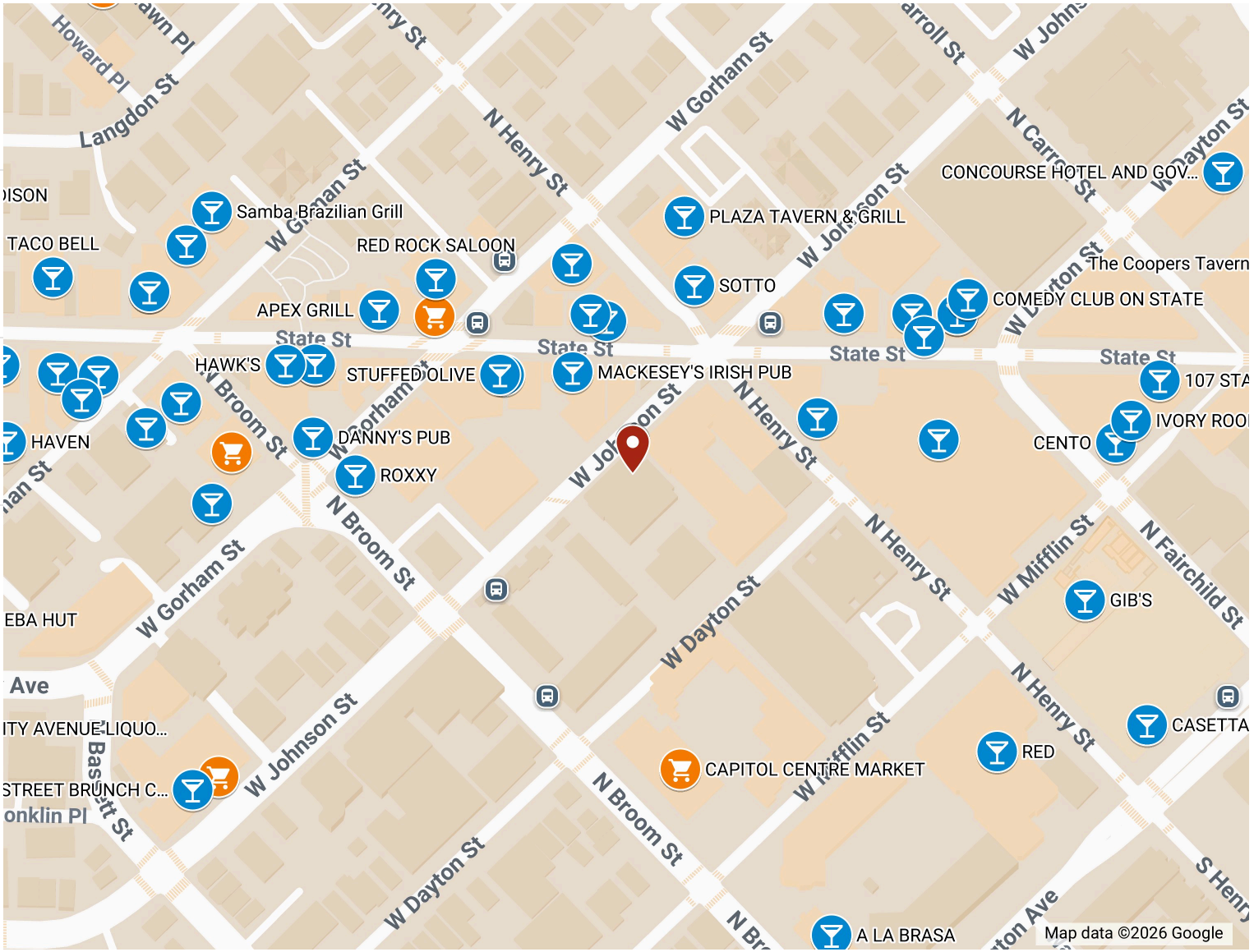
Class B Licenses.csv

All items

New Licenses.xlsx

All items

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



City of Madison

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

Master

File Number: 92007

File ID:	92007	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	02/16/2026
File Name:	Sugar Maple Lane Rezone			**Final Action:**	

Title: Creating Section 28.022-00747 of the Madison General Ordinances to change the zoning of property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 1)

Notes: 7030SugarMapleRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Land Use Application.pdf, Land Use Letter of Intent.pdf, Zoning Plans.pdf, Staff Comments.pdf, Ordinance Request.pdf, Link to CSM Resolution ID 91902	**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	02/16/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (3/16/26), Common Council (3/24/26)					
1	COMMON COUNCIL	02/24/2026	Refer For Public Hearing	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	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	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.					

Text of Legislative File 92007

Fiscal Note
No City appropriation required.

Title
Creating Section 28.022-00747 of the Madison General Ordinances to change the zoning of property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 1)

Body
DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District to match surrounding residential zoning and to allow two residential lots and one outlot to be created by separate Certified Survey Map.

****

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

1. Map Amendment 00747 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00747. The following described property is hereby rezoned to TR-P (Traditional Residential-Planned) District.

A parcel of land located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1049.17 feet to the Northwest corner of Outlot 20, Western Addition to 1000 Oaks and the Point of Beginning; thence N00°36'52"E, 187.98 feet along the East lines of Outlot 26 and 27, Southern Addition to Birchwood Point to a point of curve; thence Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°27'52"E, 88.07 feet; thence N57°50'58"E, 1.09 feet; thence S33°48'46"E, 215.26 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 335.00 feet and a chord which bears S38°39'50"E, 56.66 feet to a point on the existing North right-of-way line of Sugar Maple Lane and the Northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along said existing North right-of-way line and the North line of Outlot 20, Western Addition to 1000 Oaks to the Point of Beginning. Said described area contains 33,268 square feet (0.764 acres)."

City of Madison

Rezoning and Certified Survey Map

Location

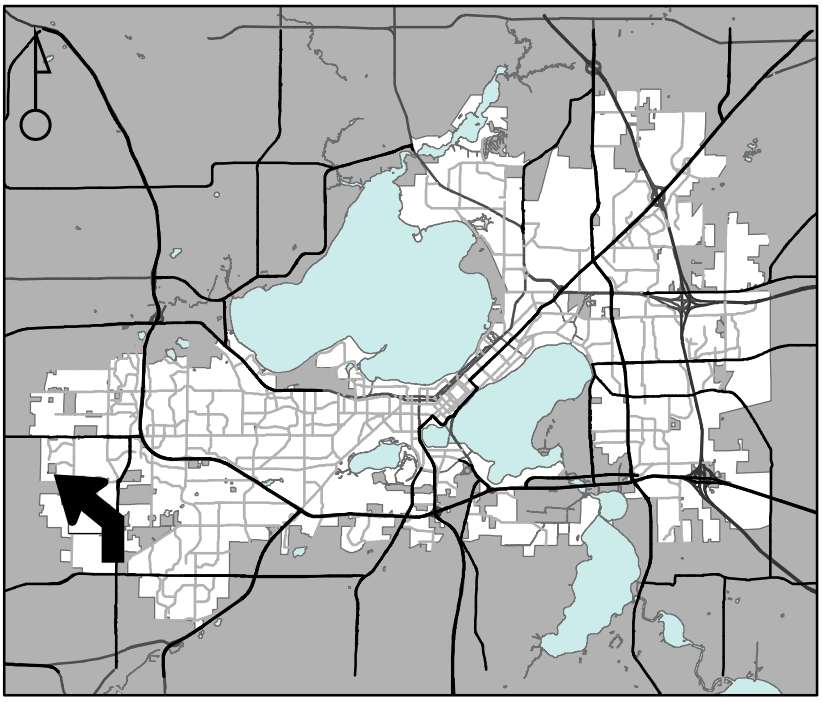
726 Sugar Maple Lane & 10201 Hazy Sky Pkwy

Applicant

Matt Brink, Veridian Homes
Brian Munson, Vandewalle & Assoc.
Brett Stoffregan, D'Onofrio Kottke & Assoc.

Requests

- Rezone from Temp. A to TR-P
- Create two single-family lots and one outlot for public path purposes, and dedicate Sugar Maple Lane right-of-way



Public Hearing Dates

Plan Commission

March 16, 2026

Common Council

March 24, 2026

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



Scale ; 1" = 400'

City of Madison, Planning Division : JC : Date : 2-10-

City of Madison

726 Sugar Maple Lane & 10201 Hazy Sky Parkway



Date of Aerial Photography : Spring 2022

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received 2/2/26 10:02 a.m.

Paid

☐ Initial Submittal

☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

Title: Sugar Maple Lane Connection

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

- ☑ Zoning Map Amendment (Rezoning) from AG, TR-P to TR-P
- ☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- ☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit ☐ Other requests

3. Applicant, Agent, and Property Owner Information

Applicant name Matt Brink Company Veridian Homes

Street address 6801 South Town Drive City/State/Zip Madison, WI 53713

Telephone 608--226-3038 Email [redacted]

Project contact person Brian Munson Company Vandewalle & Associates

Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715

Telephone 608-609-4410 Email [redacted]

Property owner (if not applicant) See Attached

Street address City/State/Zip

Telephone Email

APPLICATION FORM (CONTINUED)

5. Project Description

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

_____

_____

Proposed Square-Footages by Type:

Overall (gross): _____ Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency:_____ 1-Bedroom:_____ 2-Bedroom:_____ 3-Bedroom:_____ 4 Bedroom:_____ 5-Bedroom: _____

Density (dwelling units per acre): _____ Lot Area (in square feet & acres): _____

Proposed On-Site Automobile Parking Stalls by Type (*if applicable*):

Surface Stalls:_____ Under-Building/Structured:_____ Electric Vehicle-ready[1]:_____ Electric Vehicle-installed[1]:_____

Proposed On-Site Bicycle Parking Stalls by Type (*if applicable*):

[1] See Section 28.141(8)(e), MGO for more information

Indoor (long-term):_____ Outdoor (short-term):_____

Scheduled Start Date: 2026 **Planned Completion Date**: Fall 2026

6. Applicant Declarations

☑ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date September 16, 2025

Zoning staff Jenny Kirchgatter Date September 16, 2025

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

☐ Public subsidy is being requested (indicate in letter of intent)

☐ **Pre-application notification**: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Duncan Date October 3, 2025

Neighborhood Association(s) Birchwood Oaks Neighborhood Association Date October 3, 2025

Business Association(s) _____ Date _____

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

Name of applicant Matt Brink Relationship to property Owner

Authorizing signature of property owner Matt Brink Date 2-2-2026

VANDEWALLE & ASSOCIATES INC.

February 2, 2026

Jenny Kirchgatter
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Sugar Maple Road Extension
Traditional Residential-Planned Rezoning
TR-P Master Plan Amendment

Dear Jenny,

Veridian Homes is seeking a rezone for two single family homes as part of the annexation and extension of the Sugar Maple Road corridor. The two single-family homes were anticipated in the design of the Birchwood Point South neighborhood and is being facilitated by the elimination of the existing break in Sugar Maple Road between the Birchwood Point South and 1000 Oaks West Neighborhoods. These homes would be incorporated into the Birchwood Point South Neighborhood Master Plan, per the attached graphics.

We look forward to working with the City on the review and implementation of this amendment.

Sincerely,

Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Applicant

Veridian Homes, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Vice President of Land Development
mbrink@veridianhome.com
Phone: 608.226.3038

Property Owners

726 Sugar Maple Lane
VH Birchwood South LLC.
6801 South Town Drive
Madison, WI 53713

719 Sugar Maple Lane, 10201 Hazy Sky Parkway
Ronald J and Catherine L May
719 Sugar Maple Lane
Verona, WI 53593

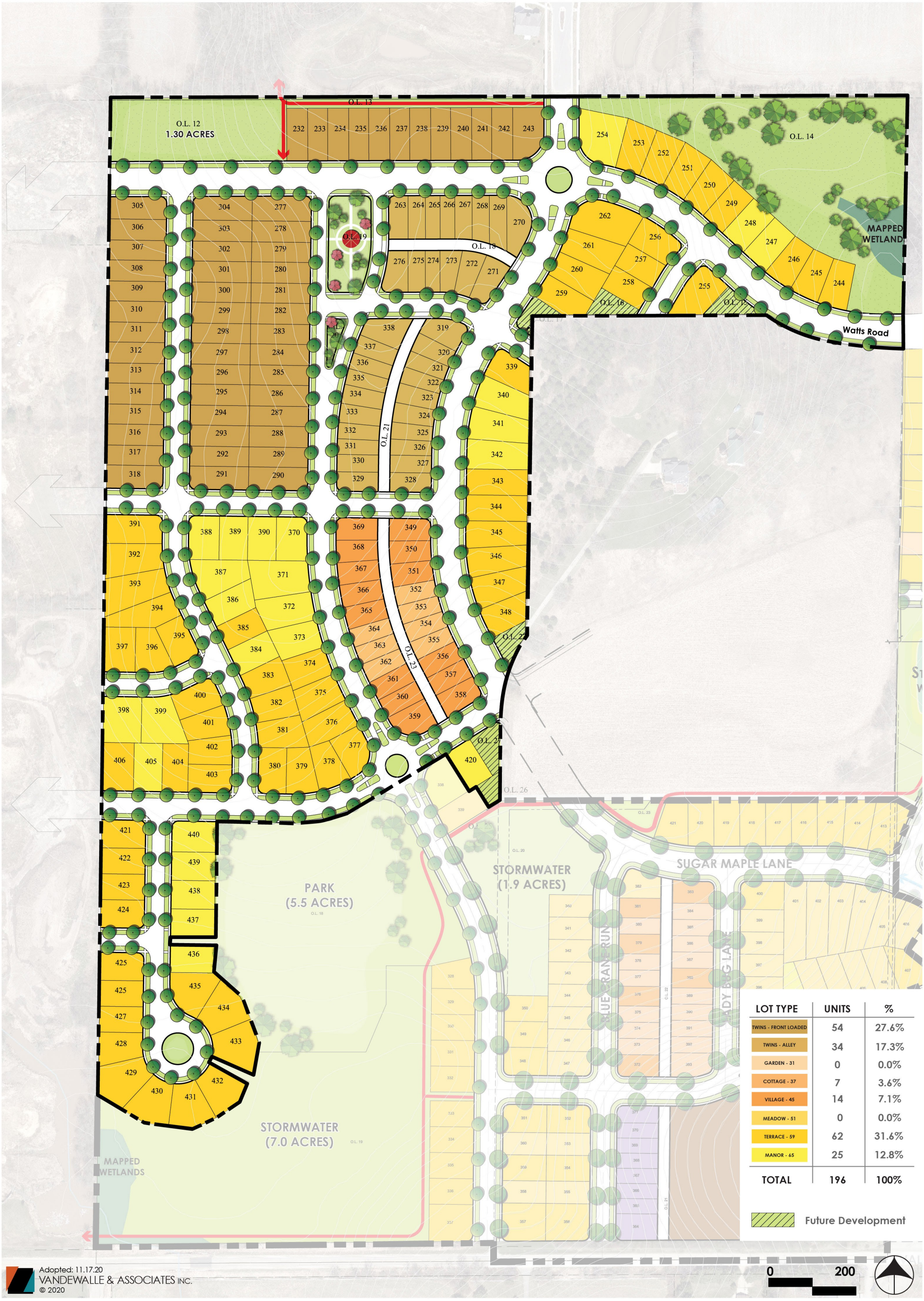
Design Team

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: 608.609.4410
Brian Munson
bmunson@vandewalle.com

Project Description

Existing Zoning:	726 Sugar Maple Lane	TR-P
	719 Sugar Maple Lane (portion)	AG
	10201 Hazy Sky Parkway	TR-P
Proposed Zoning:	TR-P	
Proposed Units	2 single family homes	
Acreage:	33,268 (.764 acres)	



LOT TYPE	UNITS	%
TWINS - FRONT LOADED	54	27.6%
TWINS - ALLEY	34	17.3%
GARDEN - 31	0	0.0%
COTTAGE - 37	7	3.6%
VILLAGE - 45	14	7.1%
MEADOW - 51	0	0.0%
TERRACE - 59	62	31.6%
MANOR - 65	25	12.8%
TOTAL	196	100%

Future Development

Adopted: 11.17.20
VANDEWALLE & ASSOCIATES INC.
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ADOPTED NEIGHBORHOOD PLAN

South Addition to Birchwood Point

MADISON, WISCONSIN

VERIDIAN HOMES

PROPOSED NEIGHBORHOOD PLAN

South Addition to Birchwood Point

MADISON, WISCONSIN

VERIDIAN HOMES

LOT TYPE	UNITS	%
TWINS - FRONT LOADED	54	27.3%
TWINS - ALLEY	34	17.2%
GARDEN - 31	0	0.0%
COTTAGE - 37	7	3.5%
VILLAGE - 45	14	7.1%
MEADOW - 51	0	0.0%
TERRACE - 59	63	31.8%
MANOR - 65	26	13.1%
TOTAL	198	100%

Future Development

Area of Change

Watts Road

Sugar Maple Lane

SUGAR MAPLE LANE

O.L. 12
1.30 ACRES

O.L. 14

MAPPED WETLAND

PARK
(5.5 ACRES)

STORMWATER
(1.9 ACRES)

STORMWATER
(7.0 ACRES)

MAPPED WETLANDS

0 200

Revised: 1.29.26
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PLANNING DIVISION STAFF REPORT

March 16, 2026

PREPARED FOR THE PLAN COMMISSION

Project Address:	**726 Sugar Maple Lane and 10201 Hazy Sky Parkway**
Application Type:	Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID #	92007 and 91902
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, Veridian Homes; 6801 South Towne Drive; Madison.

Property Owners: VH Birchwood South, LLC; 6801 South Towne Drive; Madison; Ronald J. May and Catherine L. Moore; 719 Sugar Maple Lane; Verona.

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

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

Requested Actions: Consideration of a request to rezone 726 Sugar Maple Lane from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District); and approving a Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to create two lots in TR-P zoning, and one outlot for public sidewalk and path purposes.

Proposal Summary: The applicant is requesting to rezone 29,675 square feet (0.68 acres) of land recently attached to the City of Madison from the Town of Middleton to the TR-P zoning district and requesting approval of a Certified Survey Map (CSM) to divide that land as well as two outlots for future development created by the Southern Addition to Birchwood Point subdivision into two lots for single-family detached dwellings. The proposed CSM will also create a small outlot over a portion of which a public multi-purpose path will be constructed and dedicate right of way for the extension of Sugar Maple Lane. The CSM will be recorded as soon as all regulatory approvals have been granted. The "missing" approximately 300-foot long section of Sugar Maple Lane between Hazy Sky Parkway and Blue Crane Run will be constructed through the subject site by the City later this year.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(4) of the amended Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State's subdivision statute, Wis. Stats. 236, requires that a Certified Survey Map be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The CSM was submitted to the City on February 2, 2026. Therefore, the 90-day review period is scheduled to expire on May 3, 2026.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies on the proposed land division beginning on **page 5** of this report.

Background Information

Parcel Location: Approximately 37,026 square feet (0.85 acres) immediately southeast of the intersection of Sugar Maple Lane and Hazy Sky Parkway; Alder District 1 (Duncan); [Future] Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-P (Traditional Residential–Planned District) and Temporary A (Agricultural District).

Surrounding Land Use and Zoning: The parcels generally located to the west, north and south of the subject are developed with single-family detached residences on individual lots in the Southern Addition to Birchwood Point and Western Addition to 1000 Oaks subdivisions in TR-P (Traditional Residential–Planned District) zoning. The land directly south of the subject site is developed with a City of Madison stormwater management pond outlot. The property to the northeast remains in the Town of Middleton and is developed with a single-family residence and accessory buildings.

Adopted Land Use Plans: The Pioneer Neighborhood Development Plan as amended in 2018 recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for "Other Open Space and Stormwater Management."

The Comprehensive Plan as amended through 2024 generally follows the recommendations in the Pioneer Neighborhood Development Plan, recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), while the HM2 areas are recommended for Low-Medium Residential (LMR). The land recommended for open space and stormwater management is identified for Park and Open Space (P) in the Comprehensive Plan.

Environmental Corridor Status: There are no mapped environmental corridors on the subject site.

Public Utilities and Services: The property is located in the Central Urban Service Area (CUSA). The subject site will be served by a full range of urban services, with the exception of Metro Transit, which does not currently provide all-day bus service west of Junction Road and S Pleasant View Road.

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District). The conformance of the proposed lots with the minimum area requirements of the TR-P district will be discussed in the 'Analysis' section of this report.

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with the CSM)
No:	Urban Design, Wellhead Protection, Landmarks, Floodplain, Wetlands, Waterfront Development, Transit-Oriented Development (TOD) Overlay District, Barrier Free, Shoreland Zoning, Adjacent to Parkland
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Previous Related Approvals

On April 10, 2018, the Common Council approved a request to rezone land generally addressed as 10202-10304 Valley View Road from SR-C1 (Suburban Residential–Consistent 1 District) and PR (Parks and Recreation District) to TR-P (Traditional Residential–Planned District); and approved the preliminary plat and final plat of *Southern Addition to Birchwood Point*, creating 130 lots single-family detached residences, 45 two-family twin-homes on 90 lots, two outlots for public parkland, three outlots to be dedicated to the public for stormwater management, five outlots for future development, and two outlots for private open space. On March 19, 2018, the Plan Commission approved a demolition permit for a single-family residence at 10202 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision. The final plat was recorded on September 5, 2018. Two of the outlots created for future development with the plat, Outlots 26 and 27, are part of the land to be divided by the proposed CSM.

On April 16, 2019, the Common Council approved a request to rezone land generally addressed as 10024 Valley View Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District), and TR-P (Traditional Residential–Planned District) to TR-P; and approved the preliminary plat of *Western Addition to 1000 Oaks,* creating 86 lots for single-family detached residences, four two-family dwelling twin-homes on eight lots (eight units), one lot for the future development of up to 110 multi-family units, one outlot to be dedicated to the public to expand Birchwood Point Park, two outlots to be dedicated for public alleys, two outlots to be dedicated to the public for stormwater management, and one outlot for future development. On March 25, 2019, the Plan Commission approved a demolition permit to demolish the single-family residence at 10024 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision.

On July 2, 2019 and September 1, 2020, the Common Council approved the final plat of *Western Addition to 1000 Oaks.* The final plat was recorded on September 16, 2020.

On January 27, 2026, the Common Council approved the attachment of 33,268 square feet (0.764 acres) of land generally addressed as 719 Sugar Maple Lane to the City from the Town of Middleton. The attachment took effect at 12:01 AM on February 2, 2026. The land was assigned Temporary A zoning at the time of attachment.

Project Description

The applicant, Veridian Homes, is requesting approval of a zoning map amendment and Certified Survey Map (CSM) to allow three undeveloped parcels addressed as 726 Sugar Maple Lane (2) and 10201 Hazy Sky Parkway to be divided into two lots for future single-family detached residences in TR-P zoning. The CSM will also create a 762 square-foot outlot to be dedicated to the City for public sidewalk and bike path purposes and will dedicate right of way for the completion of Sugar Maple Lane.

Two of the parcels included in the proposed CSM were created as outlots for future development with the plat of Southern Addition to Birchwood Point, which also dedicated the section of Sugar Maple Lane northwest of the subject site, as well as the right of way for Hazy Sky Parkway. Outlot 27 of the plat (addressed as 10201 Hazy Sky) is a 4,823 square-foot parcel with 80.4 feet of frontage on Hazy Sky Parkway, while Outlot 26 (726 Sugar Maple) is a landlocked 2,528 square-foot parcel located to its south. Both outlots are zoned TR-P. The rest of the subject site is comprised of 29,675 square feet (0.68 acres) of land that was recently attached to the City from the Town of Middleton from a larger parcel addressed as 719 Sugar Maple Lane. The remaining 20.8 acres of 719 Sugar Maple containing a single-family residence and accessory buildings remain in the Town pending a future

attachment. The right of way of Sugar Maple Lane also adjoins a portion of the southern line of the overall 37,026 square-foot (0.85-acre) site.

At present, Sugar Maple Lane exists as a public thoroughfare in two sections: from Mineral Point Road to Hazy Sky Parkway, and from the southern edge of the subject site to Hill Creek Drive in the Hawks Landing Golf Club subdivision south of Valley View Road. The section of Sugar Maple between Mineral Point Road and Valley View Road is identified in the Pioneer Neighborhood Development Plan as a north-south collector street. Following approval and recording of the proposed CSM, the City will construct the missing segment of Sugar Maple Lane as a public project, including the extension of water and sanitary sewer to serve the proposed lots. Construction of the street is planned to commence this September and be completed in about two months. The City project will also include construction of a one-block long segment of public multi-purpose path between Sugar Maple Lane and Old Timber Pass, including over a portion of Outlot 1 of the proposed CSM.

Analysis & Conclusion

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." The Comprehensive Plan notes that sub-area plans (neighborhood, area, etc.) are adopted as "a supplement to the Comprehensive Plan" to reflect their function and status in providing more detailed planning recommendations than are often needed to effectively implement the Comprehensive Plan. The Comprehensive Plan provides a long-term, broad, generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

The subject site is located within the boundaries of the Pioneer Neighborhood Development Plan, which recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for "Other Open Space and Stormwater Management." According to the Pioneer Neighborhood Development Plan, the predominant housing type in the HM1 category is detached single-family housing on individual lots, with limited opportunities for other lower-density housing types such as duplexes or townhouses at appropriate locations. The HM2 category is predominately also a single-family designation. However, homes in HM2 are often on smaller lots and there is a greater share of other housing types compatible with single-family homes, including duplexes, four-unit dwellings, townhouses, and small-scale apartment buildings. The Comprehensive Plan as amended through 2024 generally follows the recommendations in the Pioneer Neighborhood Development Plan, recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), the HM2 areas for Low-Medium Residential (LMR), and the land recommended for open space and stormwater management for Park and Open Space (P).

The Planning Division believes that the rezoning of the recently attached portion of the subject site to TR-P for the purpose of constructing single-family residences on Lots 500 and 501 of the related CSM is consistent with the above plan recommendations. The proposed lots will meet the dimensional requirements for the TR-P district, which requires a minimum of 2,900 square feet of area and 30 feet of width for a lot to be developed with a single-family dwelling. Finally, the proposed dedication and planned construction of Sugar Maple Lane as a result of this CSM will allow an important part of the planned street network in the Pioneer neighborhood to be implemented.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow for the land division:

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

City Engineering Division (Contact Kathleen Kane, (608) 266-4098)

1. A Phase 1 environmental site assessment (per ASTM E1527-13), 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 Environmental Review (environmentalreview@cityofmadison.com).

2. This property is not currently located within the Madison Metropolitan Sewerage District (MMSD) service area. This property will require a petition for annexation to the MMSD district by the Planning Division and there will be fees due for all properties within the lands that are annexed. Properties cannot connect to City sewer until the properties are included in the MMSD service area. [Note: The Planning Division will be submitting an request to annex the recently attached land to MMSD within the next 30 days.]

3. Each proposed lot shall have a separate sanitary sewer lateral.

4. Public infrastructure improvements adjacent to the lots created by the CSM will be constructed by the City under project number 15417. The applicant shall coordinate public sidewalk grades and public utility services serving the lots with the City project engineer. Information on the City project can be found the following link: www.cityofmadison.com/business/pw/contracts/details.cfm?ContractNumber=8799.

5. Madison-Pioneer-Midtown Central Urban Service Area Amendment fees will be due for this property.

6. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer Impact Fee Districts ($92.87/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.

7. This development is subject to impact fees for the Lower Badger Mill Creek Stormwater Management Impact Fee Districts ($207.30/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.

8. Add the following note on the face of the CSM: “Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

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

10. 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 Jeffrey Quamme, (608) 266-4097)

11. Grant a public sanitary sewer easement to the City over the entirety of Outlot 1. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required language.

12. The public storm water drainage easement being granted to the City on the face of this Certified Survey Map shall include required terms and conditions. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required easement language.

13. Provide dimensions as necessary to accurately locate the southwesterly side of the 12-foot public utility easement over the southeasterly side of proposed Lot 500.

14. Modify the language of the general easements for drainage purposes whereas the easements shall be five (5) feet wide along the perimeter of this Certified Survey Map to avoid conflict with zoning setbacks.

15. As required by ordinance, provide private easements or private outlots to accommodate the current USPS-required centralized delivery of mail using Cluster Box Units (CBUs). Provide the draft document that will be recorded to provide CBU access for the two new lots being created by this CSM. The document shall be recorded immediately after the CSM has been recorded.

16. Add the ordinance for the attachment of lands to the City of Madison per Document No. 6077960 to the updated title report prior to final sign-off.

17. Provide a copy of the instrument for the conveyance of lands from May/Moore to VH Birchwood South, LLC prior to final sign-off.

18. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's Office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com).

19. Prior to City Engineering Division final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme, City Engineering (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.

20. Label the adjoining Outlot 20 of Western Addition to 1000 Oaks.

21. 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 William Putnam, (608) 267-8713)

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

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

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

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

22. The proposed CSM and TR-P Master Plan alteration are consistent with the approved TR-P Master Plan for the Birchwood Point South neighborhood.

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

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

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

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

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

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

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

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

Assessor Review (Contact Carlos Aguilar Velin, (608) 267-8791)

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

Parks Division (Contact Izzy Wilde, (608) 261-9671)

23. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district.

24. A total of 863 square feet worth of impact fees are due on this lot. There was a slight over dedication of parkland in the original plat for this subdivision leading to a reduction in impact fees due on this lot. Please reach out to Izzy Wilde with any questions.

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

25. 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. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES final sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final sign-off.

26. 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).

27. 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.

28. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

29. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

30. As of March 2, 2026, real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f)(3), 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.

31. As of March 2, 2026, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).

32. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the initial title report, dated January 20, 2026, submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

33. The owner shall email the document number of the recorded CSM to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) when the recording information is available.

34. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

35. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact a Real Estate Specialist with ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.

36. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X
Repeal: _____
Creation: _____

Please draft the following ordinance:

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

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

See Attachment(s): ____

Date to be Presented: 24 February 2026

Referral(s): Plan Commission: 16 March 2026; Common Council: 24 March 2026

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: _____

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

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

Rezone following property:

Address 726 Sugar Maple Lane Alder District 1

From Temp. A District To TR-P District

Proposed Use: Rezone recently attached land to match surrounding residential zoning and allow two residential lots and one outlot to be created by separate Certified Survey Map

By Direction Of: _____ Date: 16 February 2026

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 92218

File ID:	92218	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	03/03/2026
File Name:	3-24-2026 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 3-10-2026; action 3-24-2026).

Notes:

Sponsors:

Attachments:

Author: Satya Rhodes-Conway

Entered by: ldcosta@cityofmadison.com

Effective Date:

Enactment Number:

Hearing Date:

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	03/04/2026	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 3/24/26					
1	COMMON COUNCIL	03/10/2026	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Confirm (3/24/26)					

Text of Legislative File 92218

Title

Report of the Mayor submitting resident committee appointments (introduction 3-10-2026; action 3-24-2026).

Body

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

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

Pursuant to Sec. 3.30(2) of the Madison General Ordinances, "…provision shall not apply to a member of or candidate for appointment to a City of Madison board, committee or commission where, in the judgment of the Mayor and two-thirds (⅔) of the Common Council, the best

interests of the City will be served by the appointment of a non-resident member who is particularly well qualified by reasons of education, background, and experience with Madison business concerns or other Madison-based employers and the Mayor specifies fully to the Common Council the reasons why he or she is recommending such appointment."

COMMUNITY RESOURCES COMMITTEE

*DAVITA P. WALKER, Fitchburg - appoint to the position of Social Service Needs Representative.
TERM EXPIRES: 4-20-2027

Rationale: Davita Walker is a certified peer support specialist and recovery coach with Safe Communities. She has worked in the human services field for over ten years including time with the Salvation Army as shelter support staff.

DISABILITY RIGHTS COMMISSION

MISO KWAK (2nd A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Nakia Wiley. Miso Kwak is a Ph.D. candidate studying Special Education at the University of Wisconsin-Madison. She has experience teaching children with disabilities and has served on UCLA's University Committee on Disability.
TERM EXPIRES: 4-30-2028

EQUAL OPPORTUNITIES COMMISSION

MICHELLE GARCIA SMITH (15th A.D.) - appoint to the remainder of a three-year term and to a full three-year term to the position of Adult City Resident succeeding Brian Benford. Michelle Garcia Smith is a bilingual child care licensing specialist with the Wisconsin Department of Children and Families.
CURRENT TERM EXPIRES: 4-21-2026
NEXT FULL TERM EXPIRES: 4-17-2029

DIAMOND A. BLACK (6th A.D.) - appoint to the remainder of a three-year term and to a full three-year term to the position of Adult City Resident succeeding Araceli Esparza. Diamond Black is an operations manager at the Urban League of Greater Madison. She is actively engaged in the community and is a member of several bodies including the National Coalition of 100 Black Women.
CURRENT TERM EXPIRES: 4-21-2026
NEXT FULL TERM EXPIRES: 4-17-2029

HOUSING POLICY COMMITTEE

SHARON G. JOHNSON (14th A.D.) - appoint to the position of Resident Member. Sharon Johnson is a contractor with 1000 Friends of Wisconsin. She has worked to support housing stability and was the lead organizer for Madison for More Neighbors.
TERM EXPIRES: 4-30-2027

JOINT CAMPUS AREA REVIEW COMMITTEE

JANE M. RICHARD (4th A.D.) - appoint to the remainder of a three-year term to the position of Capitol Neighborhood Resident Representative succeeding Ronald Luskin. Jane Richard is a retired UW administrator and librarian. She is a long-time Capitol neighborhood resident and has been on the neighborhood association for 26 years.
TERM EXPIRES: 5-1-2027

MADISON'S CENTRAL BUSINESS IMPROVEMENT DISTRICT (BID) BOARD

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

JASON E. SALUS (18th A.D) - reappoint to a three-year term to the position of Capitol Square Area - Commercial Property or Business Owner. First appointed 4-25-2023.
TERM EXPIRES: 1-18-2029

*EMILY GRUENEWALD, Edgerton - reappoint to a three-year term to the position of Tax Exempt Entity Representative. First appointed 4-25-2023.
TERM EXPIRES: 1-18-2029

Rationale: Emily Gruenewald is a Co-CEO and Chief Development Officer for the Overture Center for the Arts. In addition, she is a member of the Downtown Rotary and has served on the DMI Quality of Life Committee and the Bartell Theater Foundation Board.

VICTOR VILLACREZ (4th A.D.) - reappoint a three-year term to the position of Downtown Resident. First appointed 10-30-2018.
TERM EXPIRES: 1-18-2029

JOSHUA D. BERKSON (6th A.D.) - reappoint to a three-year term to the position of King Street Area - Commercial Property or Business Owner. First appointed 2-13-2024.
TERM EXPIRES: 1-18-2029

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 92366

File ID:	92366	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	03/17/2026
File Name:	4-21-2026 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 3-24-2026; action 4-21-2026).

Notes:

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

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	03/17/2026	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm (4/21/26)					

Text of Legislative File 92366

Title

Report of the Mayor submitting resident committee appointments (introduction 3-24-2026; action 4-21-2026).

Body

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

ALCOHOL LICENSE REVIEW COMMITTEE

MOIRA HARRINGTON (19th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Colin Barushok. Moira Harrington is a retired communications professional, having worked for the University of Wisconsin, Wisconsin Public Television and the American Cancer Society. She is an active volunteer and served as a member and chair of the City's Board of Park Commissioners.

TERM EXPIRES: 4-18-2028

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."

JANET (ANGELA) TITUS (6th A.D.) - appoint to the remainder of a three-year term to the position of State Street Area - Commercial Property Owner succeeding Colin W. Smith. Angela Titus currently holds the Capitol Square Area - Commercial Property Owner position and has served since 2-13-2024.
TERM EXPIRES: 1-18-2029

*KATE DALE, Town of Dunn - appoint to the remainder of a three-year term to the position Capitol Square Area - Commercial Property Owner.
TERM EXPIRES: 1-18-2027

Rationale: Kate Dale is the Executive Vice President of Brand Strategy & Communications at Destination Madison. She has served on several boards/committees over the years including the Clean Lakes Alliance and UW Children's Hospital.

COREY MARIONNEAUX, Sun Prairie - appoint to the remainder of a three-year term to the position of Capitol Square Area - Business Owner succeeding Ken A. Monteleone.
TERM EXPIRES: 1-18-2028

Rationale: Corey Marionneaux is the founder & CEO of the Black Men Coalition Foundation. In addition, he has experience in business innovation, entrepreneurship, and mentorship. He is an active Rotary member and volunteer with the Boys & Girls of Dane County.

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 89021

File ID:	89021	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	Confirming the Madison Common Council meeting formats through June 23, 2026			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through June 23, 2026:
4/21/26:
12:00 meeting - Hybrid (Virtual & CCB 201)
6:30 meeting - Hybrid (Virtual & **MMB 215)**
5/5/26 - Hybrid (Virtual & CCB 201)
5/19/26 - Hybrid (Virtual & CCB 201)
6/9/26 - Hybrid (Virtual & CCB 201)
6/23/26 - Hybrid (Virtual & CCB 201)

Notes:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	07/08/2025	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				

Action Text: This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Text of Legislative File 89021

Title
Confirming the Madison Common Council meeting formats through June 23, 2026:
4/21/26:
12:00 meeting - Hybrid (Virtual & CCB 201)
6:30 meeting - Hybrid (Virtual & **MMB 215)**
5/5/26 - Hybrid (Virtual & CCB 201)

5/19/26 - Hybrid (Virtual & CCB 201)
6/9/26 - Hybrid (Virtual & CCB 201)
6/23/26 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 91985

File ID:	91985	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/13/2026
File Name:				**Final Action:**	

Title: Operator License Application
Timothy Consigny - Establishment where employed: LJ'S Sports Tavern & Grill

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICOPR-2026-00139 App_Redacted.pdf, ALRC TC_Redacted.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/18/2026	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		03/18/2026	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Verveer, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. Appearance by Timothy Consigny.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Westra, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other. Appearance by Timothy Consigny.					

Text of Legislative File 91985

Title

Operator License Application
Timothy Consigny - Establishment where employed: LJ'S Sports Tavern & Grill

Operator Application for Licenses to expire 6/30/2026

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

☒ Operator License ($45).

☐ Operator License with two month Provisional License issued today ($60).

Office use:	LICOPR-2026- 00139	BST Date 3/6/25

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (*CCAP may not provide a comprehensive list of ALL arrests and convictions).*

Review of your application

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

First Name	M. I.	Last Name
Timothy	J	Consigny

Residence: Street Address	City	State	Zip
[redacted]	Madison	Wi	53704

Phone	Date of Birth	Birth Place (City, State)	Sex
[redacted]	[redacted]	Madison, Wisconsin	Male

Driver's License Number (State & Number)	Place of employment and phone #	Email Address
[redacted]	LJ's (608-286-193	

Other names, aliases or birthdates ever used:

Cites and States lived in since age 18, including where you now reside:	From:	To:
Madison, Wisconsin	From: Birth	To: Present
	From:	To:
	From:	To:
	From:	To:

-over-

Arrest and Conviction Record

Since your 17th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	☒ Yes	☐ No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	☐ Yes	☒ No
Have you ever been convicted by a military court-martial?	☐ Yes	☒ No
Have you ever been convicted of disorderly conduct that involved violence against another person?	☐ Yes	☒ No

List Any Pending Citations, Tickets, or Criminal Charges

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions

(Excluding Parking Tickets). Attach additional paper if necessary.

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
20	Wi	Possess Open Intoxicants	Yes	No
21	Wi	Owi 1st	Yes	No
21	Wi	Hit and Run	NO	NO
25	Wi	Owi 2nd	Yes	NO

Application must be signed.

The undersigned acknowledges that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000, and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Applicant's Signature

3-2-26
Date

To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department
☐ Files indicate that subject has the attached Criminal Arrest Record

Madison Police Department Authorized Signature

Date

Timothy Consigny : [redacted]

Guideline(s) 3(d)(f), 4(b), 5

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	10/30/2020	Possess Open Intoxicants in MV-Driver Dane County 20TR10662 WI State Patrol		12/07/2020	Forf U
WI	08/20/2021	OWI 1st Madison Police Department		11/21/2021	Ord
WI	06/29/2024	Vehicle Owners Liability for FSA- Hit and Run Madison PD		12/11/2024	Ord
WI	02/02/2025	OWI 2nd Madison PD		08/04/2025	Misd U

Completed by: [redacted] **Date Completed:** 08/07/2025

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

✓ Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 08/12/25

City of Madison

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

Master

File Number: 92045

File ID:	92045	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/18/2026
File Name:				**Final Action:**	

Title: Change of Agent
Kwik Trip Inc • dba Kwik Trip 951 • 6702 Raymond Rd
New Agent: Jordan Mielke
Class A Beer, Class A Cidar
(District 20)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2017-00826 Agent Change App (6).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

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

Text of Legislative File 92045

Title

Change of Agent
Kwik Trip Inc • dba Kwik Trip 951 • 6702 Raymond Rd
New Agent: Jordan Mielke
Class A Beer, Class A Cidar
(District 20)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) - if change-

(Legistar file number) - if change-

(License number)

RO - Barbara Harrington-McKinney

(Alder District # and Name)

Office Use Only

ULA-2017-00826

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Scott P. Zietlow, officer/member for Kwik Trip, Inc. (Corp/LLC),

doing business as Kwik Trip 951, authorize and appoint Jordan P. Mielke (Name),

as the liquor/beer agent for the premise located at 6702 Raymond Rd., Madison, WI 53719

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

Scott P Zietlow — 1/19/26

Signature of corporate officer/member — *Date*

Scott P. Zietlow

To be completed by appointed Liquor/Beer Agent

I, Jordan P. Mielke, appointed liquor/beer agent for Kwik Trip, Inc. (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

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

Jordan Mielke — 1/27/26

Signature of corporate Agent — *Date*

Jordan P. Mielke

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 92047

File ID:	92047	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/18/2026
File Name:				**Final Action:**	

Title: 21+ Entertainment License
Amigo Moderno LLC • dba Amisto
Capacity (in/out): 140/0
313 W Johnson St • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICENT-2026-00113 App_Redacted.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1		03/18/2026	Amend				
	Action Text:	A motion was made by Westra, seconded by Figueroa Cole, to Amend. The motion passed by voice vote/other.					
	Notes:	remove the condition that food shall be available at all times					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER				Pass
	Action Text:	The conditions are: 1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays. 2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays. two registrants in support. Appearance by Tanya Zhykharevich.					
	Notes:	The conditions are: 1. Alcohol sales shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.					

2. Entertainment shall cease by 10pm Sundays through Thursdays and by 12am Fridays and Saturdays.

Text of Legislative File 92047

Title

21+ Entertainment License
Amigo Moderno LLC • dba Amisto
Capacity (in/out): 140/0
313 W Johnson St • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

Entertainment License

Permanent

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

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number)

(Legistar file number)

LICENT- 2026- 0013
(License number)

4 (Alder District #)

405 (Police Sector)

Office Use Only

Type of entertainment license: ☐ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): _____ (Class B license only)

Business dba Name: Amigo Moderno, LLC

Licensed Address: 313 West Johnson Street Madison, WI 53703

Premise Capacity: 140 Indoor _____ Outdoor Liquor/Beer Agent Name: Tatsiana Zhykharevich

30 % Alcohol, 70 % Food, ____% Other Alder, District #: _____ Police Sector: ____

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Amigo Moderno, LLC

Business Mailing Address: 316 West Washington Ave. Suite#100 Madison, WI 53703

Business Contact Name, Position: Tatsiana Zhykharevich

Business Phone: 608-338-9327 Business Email: tanya@red-madison.com

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Tatsiana Zhykharevich	2375 Williams Point Drive Stoughton, WI 53589	president
Jack Yip	211 Henry Street Unit 601 Madison, WI 53703	shareholder
Eric Hovde	3620 Lake Mendota Drive Madison, WI 53705	shareholder

Will entertainment or any amplified sound be outdoors? ☑ No ☐ Yes
If yes, contact Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

I certify that this information is true and correct to the best of my knowledge.

X _____ 2/16/2026
Signature Date

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

REV 09/2025

Entertainment and Security Information

Live entertainment includes (check all that apply): ☐ Live Music ☐ Disc Jockey ☐ Designated Dance Floor
Live entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an uncompensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: Dining-focused live performances such as DJs or musicians providing background/ambient music during scheduled dinner service hours. Entertainment is designed to complement the dining experience and is not nightclub-style.

Number of security personnel and how they will be utilized: No dedicated security personnel. Management and trained staff will monitor guest behavior and ensure compliance with alcohol laws and house policies.

Description of clothing to identify security personnel: Not applicable. Managers on duty will be clearly identifiable in professional attire.

Plan to handle control and clearance of the parking lot during hours of operation and at closing time:

The premises operates as a restaurant. Staff will monitor guest flow at closing and ensure orderly departure. No loitering will be permitted.

How will the entrance line be managed and controlled: There are no general admission lines. Seating is primarily reservation-based. A host will manage guest check-in and ensure orderly entry.

Plan for unruly patrons, intoxicated patrons, and physical disturbances: Staff are trained in responsible beverage service. Intoxicated guests will not be served. Management will intervene immediately in any disturbance and may require guests to leave. Law enforcement will be contacted if necessary.

Underage drinking and fake ID plan: All staff are trained to check valid government-issued photo identification for every guest. Alcohol will not be served to underage patrons. Fake IDs will be confiscated when appropriate and law enforcement notified if required.

Plan to control and supervise patrons under twenty-one (21) years of age: If permitted for designated 18+ performances, underage patrons will only be allowed in the entertainment/dining area during scheduled performance times and will not be permitted to linger in bar-only areas. Staff will monitor compliance at all times.

How will orderly appearance and operation of the premises be maintained in regard to litter and noise:

Staff will continuously monitor cleanliness inside and outside the premises. Trash will be regularly removed. Music levels will remain appropriate for a dining environment. Doors and windows will reamin closed during dinner service and during music performance.

Management Personnel

Name	Date of Birth	Name	Date of Birth
Tatsiana Zhykharevich	[redacted]		
Taryn Johnson			
Michael Fifelski			

Additional Required Items for Visual and Performing Arts License (18+)

1. ☑ I understand all patrons must be at least eighteen (18) years of age to enter and remain on the premise.

2. *Patrons under the age of twenty-one (21) may be allowed on the premise only for the purpose of live entertainment. Such shows must be designated as eighteen (18) and up shows and the entertainment must begin and end at a specified time. Patrons under the age of twenty-one (21) shall not be on the premise more than thirty (30) minutes before the scheduled live entertainment and must be off the premise within thirty (30) minutes of the live entertainment concluding.*

Plan to ensure compliance with time requirements for patrons under the age of twenty-one (21):

Eighteen (18) and up performances will occur during clearly defined dinner service hours. Patrons under 21 will be admitted within thirty (30) minutes before the performance and must leave within thirty (30) minutes after it concludes. Host staff and management will monitor arrival and departure times to ensure compliance in a controlled dining environment.

3. *Patrons under the age of twenty-one (21) may only be on the portion of the licensed premise where the live entertainment is occurring with the exception of incidental use of the restroom facilities and procuring a non-alcoholic beverage from the barroom. Under no circumstances will underage patrons be allowed to linger in a barroom that is separate from the live entertainment portion of the premise.*

Plan to limit patrons under the age of twenty-one (21) to appropriate areas:

Patrons under twenty-one (21) will remain within the designated dining and live entertainment area during the performance. They will not be permitted to occupy bar-only areas, except for incidental restroom use or to obtain a non-alcoholic beverage. Staff and management will monitor guest movement to ensure that underage patrons do not linger in restricted areas.

4. ☑ I understand written notification **must** be provided to the Captain of the police district in which the establishment is located at least five (5) days prior to **all** eighteen (18) and up live entertainment performances. The notification shall include a detailed description of the performance including start and end times.

5. ☑ I understand only one (1) eighteen (18) and up live entertainment event may be held per week.

6. ☑ I agree not to sell more than one alcoholic beverage to an eligible patron in a single transaction during eighteen (18) and up live entertainment events and shall prohibit a patron from carrying more than one alcoholic beverage from a bar or drink dispensing location during eighteen (18) and up live entertainment events.

7. ☑ I agree to comply with the identification requirements in Sec. 38.04(6), MGO, relating to conspicuously identifying patrons who are twenty-one (21) years of age and older.

City of Madison

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

Master

File Number: 92084

File ID:	92084	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	02/20/2026
File Name:				**Final Action:**	

Title: Operator License Application
Andrea Patino - Establishment where employed: Madisons

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICOPR-2025-01022 PATINO CORRECTED APPLICATION_Redacted.pdf, AP COVERSHEET_Redacted.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	twall@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/25/2026	Return to Lead with the Recommendation for Approval	ALCOHOL LICENSE REVIEW COMMITTEE		03/18/2026	Pass
	Action Text:	A motion was made by Verveer, seconded by Klemons, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. Appearance by Andrea Patino					
	Notes:	ALRC Operator Subcommittee recommends the full ALRC recommend granting the license.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Westra, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 92084

Title
Operator License Application

Andrea Patino - Establishment where employed: Madisons

Operator Application for Licenses to expire 6/30/2026

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

☐ Operator License ($45).

☒ Operator License with two month Provisional License issued today ($60).

Office use:	LICOPR-2025- 01022	BST Date 10/10/25

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (*CCAP may not provide a comprehensive list of ALL arrests and convictions).*

Review of your application

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

First Name	M. I.	Last Name
Andrea	M	Patino

Residence: Street Address	City	State	Zip
[redacted]	Cottage Grove	WI	53527

Phone	Date of Birth	Birth Place (City, State)	Sex
[redacted]	[redacted]	Mexico City, Mexico	F

Driver's License Number (State & Number)	Place of employment and phone #	Email Address
[redacted]	Madison 608-229-09[redacted]	[redacted]

Other names, aliases or birthdates ever used:

Cites and States lived in since age 18, including where you now reside:	From:	To:
Fitchburg, WI	From: 2018	To: 2019
Milwaukee, WI	From: 2019	To: 2020
Madison, WI	From: 2021	To: 2025
Cottage Grove, WI	From: 2025	To: Now

-over-

Arrest and Conviction Record

Since your 17th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	☐ Yes	☒ No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	☐ Yes	☒ No
Have you ever been convicted by a military court-martial?	☐ Yes	☒ No
Have you ever been convicted of disorderly conduct that involved violence against another person?	☐ Yes	☒ No

List Any Pending Citations, Tickets, or Criminal Charges

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
2025	Madison, wi	operating w/ PAC	alcohol	NO

List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions

(Excluding Parking Tickets). Attach additional paper if necessary.

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
2025	Madison	speeding (dropped)	yes	NO
2025	Madison	OWI (dropped)	yes	NO
2025	Madison	possession of cocaine (dropped)	yes	NO

Application must be signed.

The undersigned acknowledges that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000, and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Applicant's Signature

11/12/25
Date

To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department
☐ Files indicate that subject has the attached Criminal Arrest Record

Madison Police Department Authorized Signature

Date

Andrea M Patino : [redacted]

Guideline(s) 3(b)(e), 5

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	08/13/2021	Underage Person Enters/Attempts to Enter Licensed Premises MAPD		01/05/2023	Ord
WI	01/17/2025	Blood Alcohol Concentration Prohibited Alcohol Concentration Shorewood Hills PD		08/12/2025	Ord Ord

Completed by: 4434 **Date Completed:** 01/25/2025

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

__x__ Submit to ALRC

_____ Other Action: _____

Captain Initials: [signature] Date: 01/26/26

City of Madison

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

Master

File Number: 92345

File ID:	92345	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/16/2026
File Name:				**Final Action:**	

Title: Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 410 (District 6)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	Re_ Alcohol License Issuance Deadline Approaching - Rotunda Cafe LLC.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/18/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

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

Appearance by Robert Chip Cruz.

Text of Legislative File 92345

Title

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food

Police Sector 410 (District 6)

From: Melissa Cruz
To: Verbick, Jim
Subject: Re: Alcohol License Issuance Deadline Approaching - Rotunda Cafe LLC
Date: Monday, March 16, 2026 2:13:49 PM

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

Hi Jim,

We would like to submit a request for an extension for our liquor license at Rotunda Cafe.

Thank you,

Melissa

On Fri, Mar 13, 2026 at 11:09 AM Verbick, Jim <JVerbick@cityofmadison.com> wrote:

> Good morning,
>
> As you know, on 4/15/2025, the Common Council granted an alcohol license to you for 1965 Atwood Ave for Rotunda Café LLC, and an extension was granted on 10/7/2025. Per Madison General Ordinance 38.05, a license must be issued 180 days after the Common Council has granted it or it shall be considered surrendered. This license must be issued by 4/7/2026 or it will face cancelation. The following items must be completed and/or submitted to the City Clerk's Office before we can issue your license:
>
> - **Fire Inspection** —It is your responsibility to schedule this inspection by calling the Fire Department at (608) 266-4484.
>
> - **Licensing Fees** must be submitted to the City Clerk's Office. The liquor license fees will be prorated for the remainder of the licensing year, and "Class B" Combination Liquor and Beer licenses issued may incur a ***$10,000 reserve fee***. *Checks should be made payable to City Treasurer.*
>
> If your license is not issued by 4/7/2026, it will be considered cancelled and you must reapply for an alcohol license if you still wish to pursue one. You may also request an extension of this deadline from the Common Council. The last opportunity to request an extension of this deadline will be to submit a request for an extension by noon on Monday, 3/16/2026. This extension would go before the Alcohol License Review Committee for a recommendation to the Common Counil's March meeting. If you have any questions, do not hesitate to ask.
>
> Sincerely,

Jim Verbick, Deputy Clerk

City of Madison City Clerk's Office

City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601
FAX: (608) 266-4666

jverbick@cityofmadison.com

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"We exist to assist"

City of Madison

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

Master

File Number: 92251

File ID:	92251	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	03/04/2026
File Name:	Approving Park Commission President Member Appointments to Subcommittees of the Board of Park Commissioners (All Districts)			**Final Action:**	

Title: Approving Park Commission President Member Appointments to Subcommittees of the Board of Park Commissioners (All Districts)

Notes:

Sponsors:

Attachments:

Author: CJ Ryan

Entered by: nmiller@cityofmadison.com

Effective Date:

Enactment Number:

Hearing Date:

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PARK COMMISSIONERS	03/11/2026	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS				Pass

Action Text: Bethany Alwa is being recommended for confirmation to Habitat Stewardship Subcommittee and Patrick Hasburgh to Parks Long Range Planning Subcommittee.

Olbrich Botanical Society will be in need of a commissioner as Harrington is moving on.

Motion made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF RULE 2.055. Motion passed by voice vote/other.

Text of Legislative File 92251

Title
Approving Park Commission President Member Appointments to Subcommittees of the Board of Park Commissioners (All Districts)

Body
Park Commission President's Resident Appointments to the Following Subcommittees of the

Board of Park Commissioners:

Parks Long Range Planning Subcommittee:
Patrick Hasburgh (District 12) - appoint to the position of Park Commission Member of the Parks Long Range Planning Subcommittee.
TERM EXPIRES WITH TERM ON BOARD OF PARK COMMISSIONERS: 4/30/2029

Habitat Stewardship Subcommittee:
Bethany Alwa (District 14) - appoint to the position of Park Commission Member of the Habitat Stewardship Subcommittee
TERM EXPIRES WITH TERM ON BOARD OF PARK COMMISSIONERS: 4/30/2027

City of Madison

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

Master

File Number: 92008

File ID:	92008	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	02/17/2026
File Name:	2403 - Maintenance Agreement 121-123 E Main St			**Final Action:**	

Title: Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).

Notes:

Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:	PC Locator Maps.pdf, Maintenance Agmt-Argus Patio 2026 (Owner signed).pdf	**Enactment Number:**	
Author:	Jenny Frese, Real Estate Services Manager, Office of	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	02/17/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (3/11/26), Plan Commission (3/2/26), Common Council (3/24/26)						
1	COMMON COUNCIL	02/24/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						
	Notes: Additional referral to Plan Commission.						
1	BOARD OF PUBLIC WORKS	02/24/2026	Referred	PLAN COMMISSION	03/02/2026		
	Action Text: This Resolution was Referred to the PLAN COMMISSION						
1	PLAN COMMISSION	03/02/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	03/11/2026		Pass
	Action Text: A motion was made by Field, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

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

Text of Legislative File 92008

Fiscal Note

No City appropriation required.

Title

Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).

Body

WHEREAS, the property located at 121-123 E. Main Street in the City of Madison, Dane County, Wisconsin ("Property") is owned by 121-123 East Main Street Limited Partnership ("Owner"); and

WHEREAS, the Owner constructed patio improvements adjacent to the Property in the E. Main Street right-of-way, consisting of eight (8) tables, a chain link fence supported by nine (9) posts, and decorative pavers ("Improvements") to support an outdoor café, as depicted in attached Exhibit A of the Maintenance Agreement ("Agreement") attached hereto; and

WHEREAS, the Improvements are allowed in the public right-of-way by that certain Lease, recorded as Document No. 2519090 on September 21,1993, amended by that certain First Amendment to Lease, recorded as Document No. 3235367 on July 27, 2000; and

WHEREAS, the Lease terminated on December 31, 2018 and is has been in a month-to-month hold over status upon the same terms and conditions of the Lease, as amended; and

WHEREAS, the Owner desires to continue the operation of a café on the Improvements in the public right-of-way, and the City conditionally supports this request provided the Owner enters into the no-fee Agreement with the City, together with securing and paying for a Sidewalk Café License each season for the use of the Improvements; and

WHEREAS, as a condition of this Agreement, ownership of the Improvements will be transferred to the City, in exchange for the ongoing maintenance of the Improvements by the Owner.

NOW, THEREFORE, City and the Owner enter into this Agreement, as evidenced by the Agreement signed by the Owner and attached hereto, subject to the terms and conditions contained therein.

City of Madison

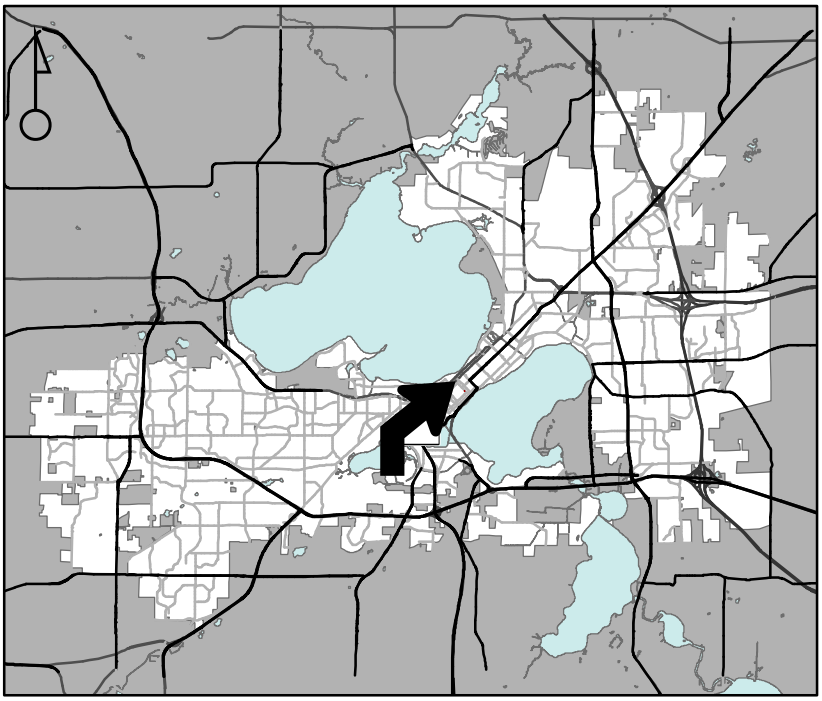
Routine Business

File ID

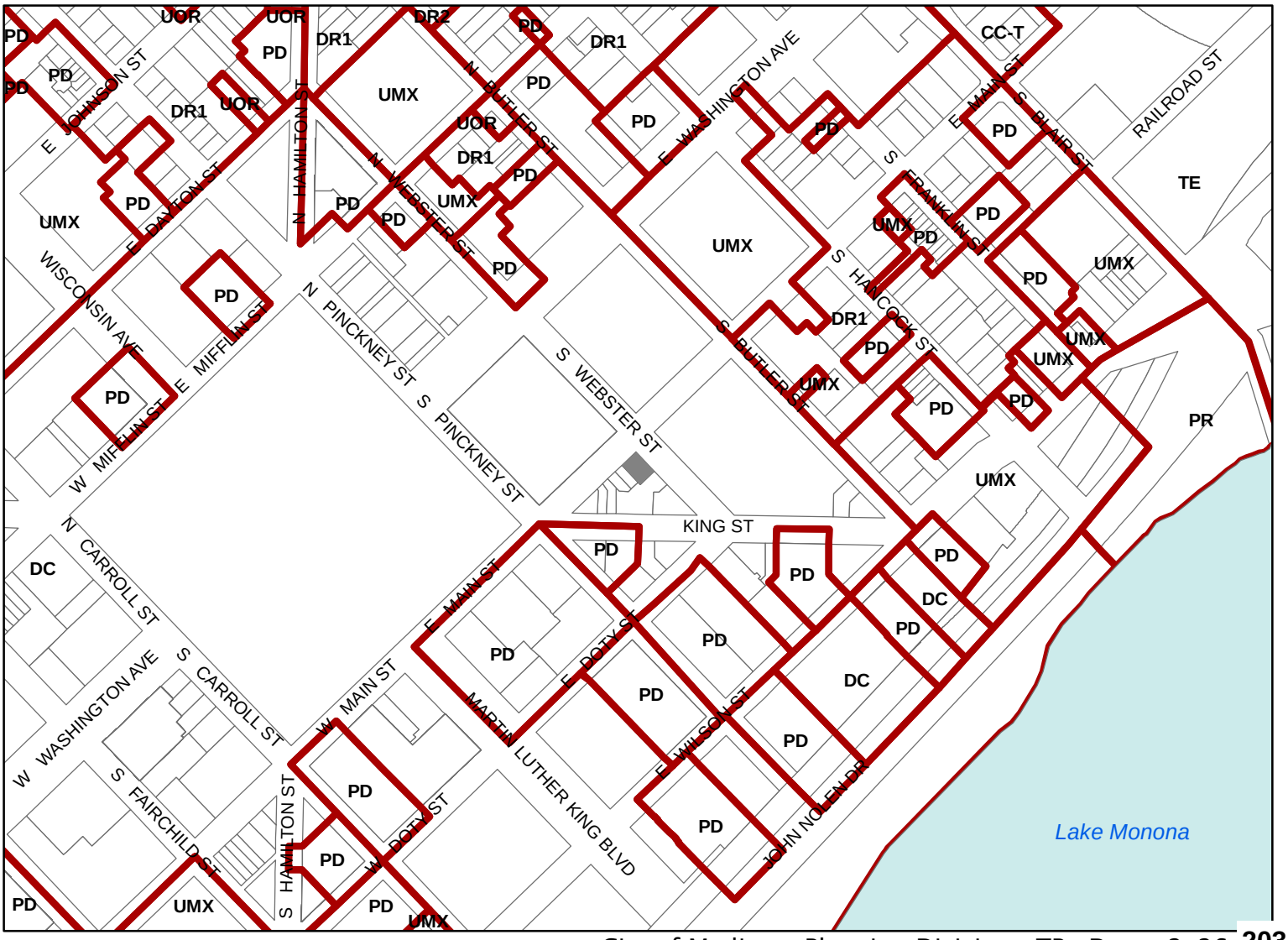
92008

Request

Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).



For Questions Contact: Office of Real Estate Services at: 267-4933 or ores@cityofmadison.com



Scale : 1" = 400'

City of Madison, Planning Division : TP : Date : 2-26-

City of Madison

121-123 E Main Street



Date of Aerial Photography : Spring 2022

MAINTENANCE AGREEMENT

Re: Improvements to support a cafe occupying a portion of the **E. Main Street** public right-of-way adjacent to the real property legally described as follows:

Original Plat, Block 103, Northeast 48 feet of Lot 1, located in the City of Madison, Dane County, Wisconsin.

This Maintenance Agreement ("Agreement") is entered into by and between the **City of Madison**, a Wisconsin municipal corporation and **121-123 East Main Street Limited Partnership,** a Wisconsin limited partnership, on this ____day of _____, 2026.

RETURN TO: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251/0709-133-2726-3 (part of)

WITNESSETH:

WHEREAS, the above-described property located at **121-123 E. Main Street**, Madison, WI 53703 ("Property") is owned by **121-123 East Main Street Limited Partnership,** a Wisconsin limited partnership ("Owner"); and

WHEREAS, the Owner constructed patio improvements adjacent to the Property in the E. Main Street right-of-way, consisting of **eight (8) tables, a chain link fence supported by nine (9) posts, and decorative pavers** ("Improvements") to support a sidewalk cafe, as depicted on attached Exhibit A ("Maintenance Area"); and

WHEREAS, the Improvements are allowed in the public right-of-way by that certain Lease with the City of Madison ("City"), recorded as Document No. 2519090 and amended by that certain First Amendment to Lease, recorded as Document No. 3235367 (together, the "Lease"); and

WHEREAS, per the terms of the Lease, the Lease shall terminate on December 31, 2018, with the potential for a one-year renewal upon mutual consent of the Owner and the City, or as a month to month hold over tenant upon the same terms and conditions of the Lease; and

WHEREAS, the Owner desires to continue the operation of a café on the Improvements in the public right-of-way, and the City conditionally supports this request provided the Owner and the City to enter into this Agreement, in lieu of a lease or an encroachment agreement; and

WHEREAS, as a condition of this Agreement, ownership of the Improvements will be transferred to the City by resolution adopted by the City's Common Council, in exchange for maintenance of the Improvements by the Owner, or the Owner's designee.

NOW, THEREFORE, City and the Owner enter into this Agreement, subject to the following obligations, which are assumed by the Owner, its heirs, successors and assigns:

1. **Ordinances.** The Owner agrees to comply with all applicable Madison General Ordinances ("MGO").

2. **Removal.** If the right-of-way is required for a public purpose, or if the Improvements are no longer being used for a sidewalk cafe, the Owner agrees to remove said Improvements upon ten (10) days written notice by City. The Owner, its successors and assigns shall be entitled to no damages for removal of the Improvements, and if the Owner does not remove the same upon due notice, it shall be removed at the Owner's expense and the cost therefore levied against the Property as a special charge for current service rendered.

3. **Required Licenses and Permits**. The Owner understands that certain licenses and permits are or may be required to operate a sidewalk cafe in the Maintenance Area or to perform work on Improvements or within the Maintenance Area. It is Owner and/or Owner's tenant's responsibility to obtain any necessary licenses or permits, including, specifically, a sidewalk cafe license, as described below.

    a. Sidewalk Cafe License. The application for this license can be completed on the City of Madison Licenses & Permits portal.
    b. Permit to Excavate in Public Right-of-Way. An application for this permit may be required for certain maintenance, repair and/or replacement activities for the Improvements. Applications can be obtained online or from City Engineering Division located at 1600 Emil Street, Madison, WI 53713.

4. **No Grade Change.** No change in the grade within the Maintenance Area shall be made without the prior written approval of the City of Madison Engineering Division ("City Engineer"), and coordination with the City's Traffic Engineer and Street Vending Coordinator to ensure consistency with the associated sidewalk cafe license.

5. **Maintenance.** The Owner agrees to complete the following maintenance, as needed, or as may be reasonably required by the City, within the Maintenance Area:

    a. Snow and ice removal;
    b. Cleaning of dirt and debris;
    c. Graffiti removal or the correction of other vandalism;
    d. Repair and maintenance of pavement and any pavement markings;
    e. Repair and maintenance of the Improvements.

    Nothing in this Agreement shall prohibit the Owner from contracting with third parties to comply with its responsibilities under this Agreement.

6. **Revisions by Owner.**

    a. The Owner may request the City allow changes to the Improvements within the Maintenance Area and shall be permitted to make such changes if the changes are approved in writing by the City Engineer. Said changes may require coordination with the City's Traffic Engineer and Street Vending Coordinator to ensure consistency with the associated sidewalk cafe license. The Owner shall obtain all necessary permits and approvals prior to reconstructing the Improvements within the Maintenance Area.

b. The Improvements include permanently affixed tables in the Maintenance Area. The City accepts ownership of said tables existing at the time this Agreement is executed. When the tables are at the end of their useful economic life, they shall not be replaced with new permanently affixed tables. Movable/storable tables shall be used from that point on, in accordance with MGO 9.13 and 9.135, which are required for all other City sidewalk cafe and roadway license holders.

7. **Revisions by City:** The City has the right to construct or reconstruct the Improvements in the Maintenance Area and to construct in such a way that differs from the initial construction. In such event, the City has the right to levy special assessments on the Property for the Improvements inside the Maintenance Area to the extent not covered (and paid for by the Owner) under this Agreement and all Improvements maintained by the City in accordance with City Policy and State Statutes.

8. **Public Safety.**

   a. The City shall have the right to require the Owner to promptly construct or reconstruct any of the Improvements in the Maintenance Area that are or become a safety problem, as reasonably determined by the City Engineer, when ordered in writing by the City Engineer to do so. Following receipt of the City Engineer's written order, the Owner shall effect the construction or reconstruction at the Owner's expense, even if the change results in modification of the Improvements previously approved by the City.
   b. The Maintenance Area exists to support a sidewalk and/or roadway cafe, which are governed by MGO 9.135 Sidewalk Cafe and Roadway Licenses. The owner understands that any construction or reconstruction of the Improvements may require coordination with City's Traffic Engineer and Street Vending Coordinator to ensure consistency between this Agreement and the associated licenses.

9. **Adjacent City Projects.** The City has the right to construct and reconstruct streets, sidewalks, utilities, or other infrastructure, as well as maintain city-owned terrace trees adjacent to the Maintenance Area, which may impact the Improvements that the Owner is responsible for maintaining under this Agreement.

   a. In the event of such construction or reconstruction impacting the Improvements, the Owner shall be obligated to restore, replace or reconstruct the damaged or altered Improvements at its sole cost and expense to the extent the costs and expenses to accomplish the same shall not be collectible by the City from adjacent property owners through special assessments, agreements between the City and the adjacent owners or otherwise.
   b. The Maintenance Area shall be cleared by the Owner in advance of such City construction or reconstruction projects that may occur in the area adjacent to the Improvements.

10. **Damage.** The City shall not be responsible for the repair of any damage to the Improvements, regardless of who or what caused said damage.

11. **Improvement Distances.** No solid structure or improvements higher than 24 inches within a minimum of 24 inches from the back of curb.

12. **Indemnification.** The Owner shall be liable to and hereby agrees to indemnify, defend and hold harmless the City, and its officers, officials, agents and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City, or its agents or employees, for damages because of bodily injury, including death at any time resulting therefrom, or sustained by any person or persons or on account of damage to property, including loss of use thereof, arising from, in connection with, caused by or resulting from: acts or omissions of the Owner or their contractors and subcontractors in the performance of the Owner's obligations under this Agreement, whether caused by or contributed to by the negligent acts of the City, its agents or employees; provided, however, that to the extent that any such negligent or willful acts of the City are attributable to third-party contractors of the City, nothing shall prevent Owner from asserting claims against such third-party contractors.

13. **Insurance.** The Owner agrees to carry or cause to be carried the following insurance coverages with respect to the Maintenance Area and Improvements located therein:

    a. Commercial general liability insurance covering as named insured, the owner, and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence. This policy shall also be endorsed for contractual liability in the same amount, and apply on a primary and noncontributory basis. Any subcontractor of Owner engaged in providing labor and materials in relation to this Agreement shall be required to maintain a similar commercial general liability policy.
    b. Statutory workers' compensation insurance as required by the State of Wisconsin. Any subcontractor of Owner engaged in providing labor and materials in relation to this Agreement shall also be required to maintain workers' compensation insurance for all of the latter's employees. The Owner, and any subcontractor(s), shall also carry minimum Employers Liability limits of $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit.

    As evidence of the above required coverages, the Owner shall furnish the City with a certificate of insurance on a form approved by the City, and, if requested by the City Risk Manager, owner shall also provide copies of additional insured endorsements or policy. Such certificate shall list the following as Certificate Holder:

    City of Madison
    ATTN: Risk Management, Rm 406
    210 Martin Luther King Jr. Blvd.
    Madison, WI 53703

    The amounts listed above reflect the standard coverages and limits required today by the City. The required coverages are expected to change over time and the Owner shall increase the above required insurance limits and coverages when required by the City provided that the proposed increases or coverage changes are consistent with City policy for similar applications. All policies shall provide the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Agreement.

14. **Termination:** The City and the Owner agree that this Agreement may be terminated at any time upon written notice from the Owner to the City, following removal of the Improvements.

15. **Severability.** If any part or parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

16. **Binding Effect.** The covenants and conditions contained in this Agreement shall apply to and bind the City and the Owner and their heirs, legal representatives, successors and assigns. Nothing herein shall prevent the Owner from transferring their interests in the Property and, upon such transfer, the obligations of such Owner under this Agreement shall become the obligation of the transferee.

17. **Entire Agreement.** This Agreement constitutes the entire agreement between the City and the Owner with respect to the subject matter hereof and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified only in writing and must be signed by the Owner and the City.

18. **Choice of Law, Venue, and Forum Selection**. This Agreement shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

19. **Wavier.** The failure of either the City or the Owner to enforce any provisions of this Agreement shall not be deemed a waiver or limitation of said party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

20. **Run with the Land.** All the terms, conditions, covenants and other provisions contained in this Agreement, including the benefits and burdens, shall run with the Property and shall be binding upon and inure to the benefit of and be enforceable by the Owner and the City and their respective successors and assigns. This Agreement shall be recorded in the office of the Dane County Register of Deeds. In the event of the sale of the Property, the City shall be given notice of the change of ownership in accordance with the provisions of Paragraph 23.

21. **Default/Remedies.** If the Owner fails to complete any maintenance of the Improvements as required by this Agreement within a reasonable time period, the City has the right to complete the maintenance and charge the costs of such maintenance either as a direct charge to the Owner or a special assessment levied upon the Property.

22. **Nondiscrimination.** In the performance of the services under this Agreement the Owner agrees not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The Owner further agrees not to discriminate against any subcontractor or person who offers to subcontract on this contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

23. **Notices.** All notices to be given under the terms of this Agreement 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 Agreement.

For the City:	City of Madison Economic Development Division Office of Real Estate Services Attn: Real Estate Services Manager P. O. Box 2983 Madison, WI 53701-2983 jfrese@cityofmadison.com and ores@cityofmadson.com
For the Owner:	121-123 East Main Street Limited Partnership Attn: Clifford D. Fisher PO Box 1601 Madison, WI 53701-1601 cliff.fisher@sbcglobal.net

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.

[signatures continue on next two pages]

Dated this 29 day of JAN, 2026.

121-123 EAST MAIN STREET LIMITED PARTNERSHIP

By: _____
Clifford D. Fisher, General Partner

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 29th day of January, 2026, the above named Clifford D. Fisher, General Partner of 121-123 East Main Street Limited Partnership, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officer as the deed of such company, by its authority.

_____
Jennifer A. Frese
Notary Public, State of Wisconsin
My Commission expires: 12/7/2029

Dated this _____ day of _____, 2026.

CITY OF MADISON, a Wisconsin municipal corporation

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia A. McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, as the Mayor, and Lydia A. McComas, as the City Clerk, on behalf of the City of Madison, are authenticated on this _____day of _____, 2026.

_____
Name: Doran Viste, Assistant City Attorney
Title: Member, State Bar of Wisconsin

Approved as to form:

_____
David P. Schmiedicke Date
Director of Finance

Approved as to form:

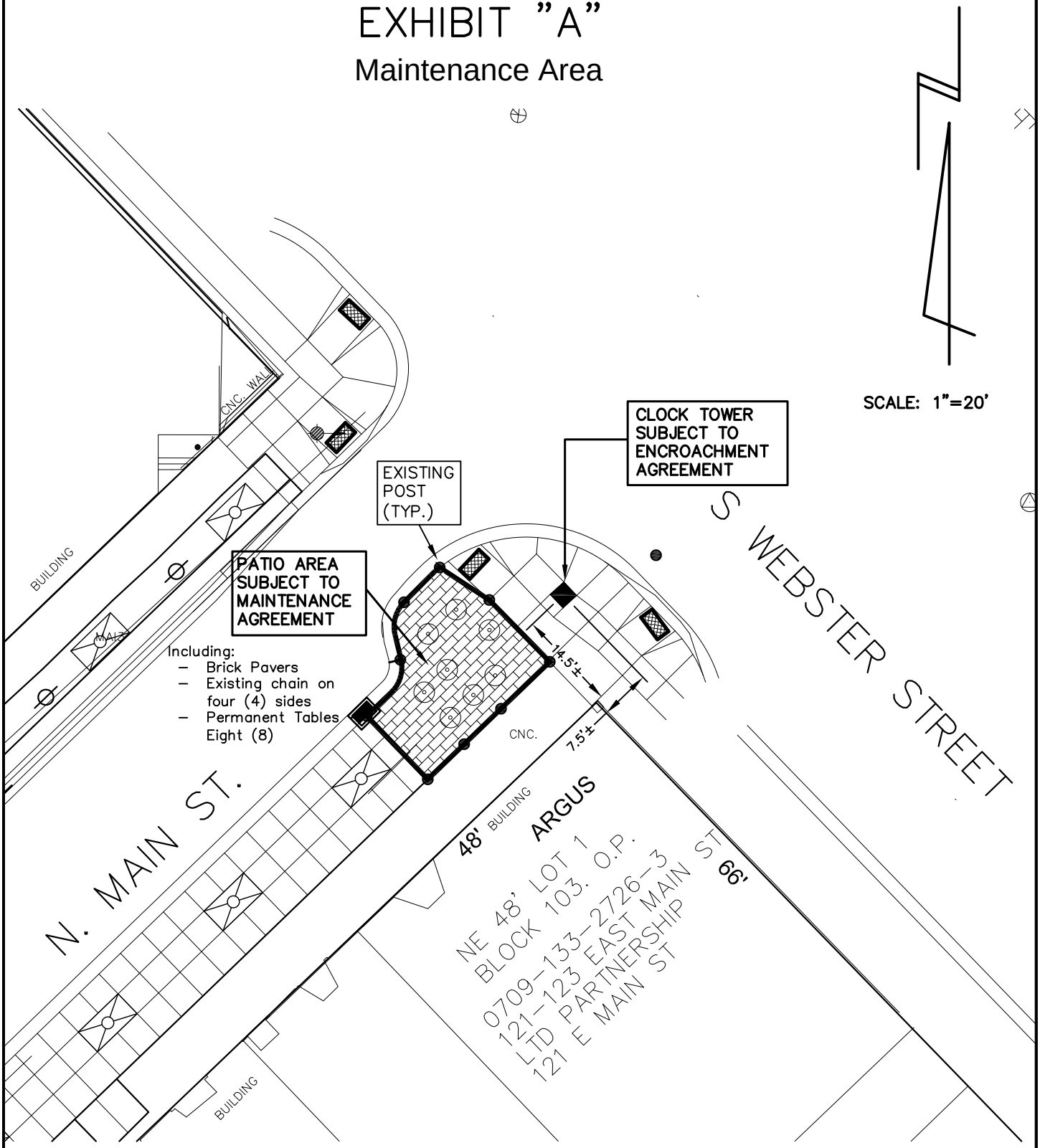
_____
Michael Haas Date
City Attorney

Execution of this Agreement by the City is authorized by Resolution Enactment No. RES-26-_____, File ID No. _____, and adopted by the Common Council of the City of Madison on _____, 2026.

This Agreement drafted by City of Madison Office of Real Estate Services
Real Estate Project No. 2403

EXHIBIT "A"

Maintenance Area



City of Madison

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

Master

File Number: 92183

File ID:	92183	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/02/2026
File Name:	Authorizing the Mayor and City Clerk to enter into cost sharing agreements with Dane County for Bridge Inspection Services - 2026/2027.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter into cost sharing agreements with Dane County for Bridge Inspection Services - 2026/2027. (Citywide)

Notes: Chris Petykowski

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:		**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	03/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (3/11/26), Finance Committee (3/16/26), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	BOARD OF PUBLIC WORKS		03/11/2026	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						
	Notes: Additional referral to Finance Committee.						
1	BOARD OF PUBLIC WORKS	03/10/2026	Referred	FINANCE COMMITTEE		03/16/2026	
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	03/16/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS		03/11/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 92183

Fiscal Note

The proposed resolution authorizes a cost sharing agreement with Dane County for Bridge Inspection Services for the 2026/2027 inspection cycle. The City share of the agreement cost is estimated at $80,000 for the two years. Funding for 2026 ($40,000) is available in the 2026 Adopted Engineering Division Operating Budget. Funding for 2027 ($40,000) will be included in the Engineering Division's 2027 Operating Budget Request and will be contingent upon adoption of the 2027 Operating Budget by the Common Council.

Title

Authorizing the Mayor and City Clerk to enter into cost sharing agreements with Dane County for Bridge Inspection Services - 2026/2027. (Citywide)

Body

The City of Madison is required to inspect its bridges within the Highway Structures Information System (HSI) every two years by State of Wisconsin Department of Transportation (WisDOT). Dane County is the manager for the bridges in the county within the HSI state program. The inspection reports inform the City for any required maintenance that should be scheduled for each bridge and eventually plan for replacement.

Prior to 2026, Dane County has administered a consultant contract to inspect all bridges for every municipality except City of Madison. Due to staffing changes, the City of Madison is proposing for the 2026/2027 inspection cycle to add the City's bridges to the Dane County Contract.

NOW, THEREFORE, BE IT RESOLVED, that that the Mayor and City Clerk are hereby authorized to enter into an agreement(s) between the City of Madison and Dane County, for cost sharing on Bridge Inspection Services - 2026/2027.

City of Madison

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

Master

File Number: 92184

File ID:	92184	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/02/2026
File Name:	Authorizing the Mayor and City Clerk to execute an Amendment to the contract between the City of Madison and Strand Associates, Inc. for structural engineering design services.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute an Amendment to the contract between the City of Madison and Strand Associates, Inc. for structural engineering design services. (Citywide)

Notes: Chris Petykowski

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (3/11/26), Finance Committee (3/16/26), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						
	Notes: Additional referral to Finance Committee.						
1	BOARD OF PUBLIC WORKS	03/10/2026	Referred	FINANCE COMMITTEE	03/16/2026		
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	03/16/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	03/11/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 92184

Fiscal Note

The proposed resolution amends an existing contract with Strand Associates, Inc for blanket structural engineering and consulting services used on an as-needed basis on various projects when the City is in need of structural expertise that is not available in-house. The original contract was for a term of July 2024 to June 2027 in a total amount not to exceed $289,000 over the life of the contract. The proposed amendment increases the existing contract by $300,000, for a total amount not to exceed $589,000 and extends the term of the contract to December 31, 2027. The contracted services will be used on various different construction projects as needed, and the actual cost of services will be funded by individual projects at the time services are performed. If needed, City Engineering will request a mid-year appropriation to allocate funds intra-agency to any necessary projects. Funding for the contract amount in 2027 will be requested during the 2027 Capital Budget development process. At this time, no additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to execute an Amendment to the contract between the City of Madison and Strand Associates, Inc. for structural engineering design services. (Citywide)

Body

The City of Madison issued a Request for Proposals for Structural Engineering Services in 2024. The City received proposals, evaluated and recommended Strand Associates, Inc. for award. The City entered into an agreement with Strand in June 2024. The terms for the agreement included language for extension up to 3 years.

The contract has been successful in providing structural design services for a number of public works projects throughout the City and expenditures have neared its authorized contracted amount. The City Engineer recommends that the contract amount be increased by $300,000 and extend the term by six months to December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are hereby authorized to execute an amendment to the agreement between the City of Madison and Strand Associates, Inc. for Structural Engineering Design Services.

City of Madison

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

Master

File Number: 92197

File ID:	92197	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In University Research Park - Element Collective, Private Contract No. 9003.			**Final Action:**	

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In University Research Park - Element Collective, Private Contract No. 9003. (District 19)

Notes:

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	URP Element District Sanitary Schedule A Unit Cost.pdf, 9003 Street Schedule A excluding bituminous.pdf, URP Element Collective Storm Schedule A Unit Cost.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	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92197

Fiscal Note

No City funds required. Private contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface

pavement) constructed by Private Contract In University Research Park - Element Collective, Private Contract No. 9003. (District 19)

Body

WHEREAS, University Research Park, Inc., has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: University Research Park, Inc.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	122,804.64
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	122,804.64
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	122,804.64

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $415,672.32.

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Element Way from Charmany Drive to Catalyst Way
- Element Way from Catalyst Way to S Whitney Way
- Catalyst Way from Mineral Point Road to Element Way

- Catalyst Way from Endeavor Lane to Catalyst Way

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13355 by $398,940.48 for a useful life of 40 years.

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Structures)

University Reserch Park - Element Collective

13355

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	6	EA	$ 6,200.00	$ 37,200.00
Engineering @ 12%				$ 4,464.00
Total Cost			$ 6,944.00	$ 41,664.00
Engineering @ 12%				
Total Cost			

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Pipes)

University Reserch Park - Element Collective

13355

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
10" PVC	533	LF	$63.00	$ 33,579.00
Engineering @ 12%				$ 4,029.48
Total Cost			$ 70.56	$ 37,608.48
12" PVC	328	LF	$ 108.00	$ 35,424.00
Engineering @ 12%				$ 4,250.88
Total Cost			$ 120.96	$ 39,674.88
Sanitary Trench Compaction	861	TF	$ 4.00	$ 3,444.00
Engineering @ 12%				$ 413.28
Total Cost			$ 4.48	$ 3,857.28
Engineering @ 12%				
Total Cost			

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

University Research Park - Element Collective
13355

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Element Way	**Charmany Drive**	**Catalyst Way**	686	LF		$ 121,853.22
Type 'A' Pavement 36' wide			*Engineering @ 12%*			$ 14,622.39
MS LINK NO. 26,635				***Total Cost***		$ 136,475.61
Element Way	**Catalyst Way**	**S Whitney Way**	368	LF		$ 65,844.23
Type 'A' Pavement 36' wide			*Engineering @ 12%*			$ 7,901.31
MS LINK NO. 26,641				***Total Cost***		$ 73,745.54
Catalyst Way	**Mineral Point Road**	**Element Way**	255	LF		$ 45,941.67
Type 'A' Pavement 36' wide			*Engineering @ 12%*			$ 5,513.00
MS LINK NO. 26,644				***Total Cost***		$ 51,454.67
Catalyst Way	**Endeavor Lane**	**Catalyst Way**	690	LF		$ 122,557.73
Type 'A' Pavement 36' wide			*Engineering @ 12%*			$ 14,706.93
MS LINK NO. 26,645				***Total Cost***		$ 137,264.66
			Engineering @ 12%			
				Total Cost	

STORM SEWER PLANT VALUE

(Schedule 'A' / Storm Structures)

University Research Park - Element Collective

13355

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	19	EACH	$ 2,800.00	$ 53,200.00
Engineering @ 12%				$ 6,384.00
Total Cost			$ 3,136.00	$ 59,584.00
Saddled H Inlet	2	EACH	$ 3,100.00	$ 6,200.00
Engineering @ 12%				$ 744.00
Total Cost			$ 3,472.00	$ 6,944.00
3X3 SAS	9	EACH	$ 3,800.00	$ 34,200.00
Engineering @ 12%				$ 4,104.00
Total Cost			$ 4,256.00	$ 38,304.00
4X4 SAS	7	EACH	$ 5,000.00	$ 35,000.00
Engineering @ 12%				$ 4,200.00
Total Cost			$ 5,600.00	$ 39,200.00
5X5 SAS	3	EACH	$ 6,500.00	$ 19,500.00
Engineering @ 12%				$ 2,340.00
Total Cost			$ 7,280.00	$ 21,840.00
30" Apron End w/ Gate	1	EACH	$ 2,800.00	$ 2,800.00
Engineering @ 12%				$ 336.00
Total Cost			$ 3,136.00	$ 3,136.00
36" Apron End w/ Gate	2	EACH	$ 3,300.00	$ 6,600.00
Engineering @ 12%				$ 792.00
Total Cost			$ 3,696.00	$ 7,392.00
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
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Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 176,400.00

Prepared By: EEA

Total Storm Sewer Improvements: $ 415,672.32

Date: 11/13/2025

STORM SEWER PLANT VALUE

(Schedule 'A' / Storm Pipes)

University Research Park - Element Collective

13355

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12"	624	LF	$ 56.00	$ 34,944.00
Engineering @ 12%				$ 4,193.28
Total Cost			$ 62.72	$ 39,137.28
15"	680	LF	$ 61.00	$ 41,480.00
Engineering @ 12%				$ 4,977.60
Total Cost			$ 68.32	$ 46,457.60
18"	55	LF	$ 69.00	$ 3,795.00
Engineering @ 12%				$ 455.40
Total Cost			$ 77.28	$ 4,250.40
24"	446	LF	$ 95.00	$ 42,370.00
Engineering @ 12%				$ 5,084.40
Total Cost			$ 106.40	$ 47,454.40
30"	258	LF	$ 130.00	$ 33,540.00
Engineering @ 12%				$ 4,024.80
Total Cost			$ 145.60	$ 37,564.80
36"	215	LF	$ 165.00	$ 35,475.00
Engineering @ 12%				$ 4,257.00
Total Cost			$ 184.80	$ 39,732.00
24" X 38"	68	LF	$ 255.00	$ 17,340.00
Engineering @ 12%				$ 2,080.80
Total Cost			$ 285.60	$ 19,420.80
Storm Sewer Trench Compaction	2346	TF	$ 2.00	$ 4,692.00
Engineering @ 12%				$ 563.04
Total Cost			$ 2.24	$ 5,255.04
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 239,272.32

Prepared By: EEA

Date: 11/13/2025

City of Madison

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

Master

File Number: 92198

File ID:	92198	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bridge Repairs - 2026.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bridge Repairs - 2026. (District 5, District 14)

Notes: Reid Stiteley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	15791 BPW Display REV1.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	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Kliems, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92198

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Bridge Repairs - 2026. The total estimated cost of the project is $625,000 with estimated funding in Munis projects #15791 ($400,000) and #16200 ($225,000). The Engineering Division currently has $359,000 in available funding in Munis #15791. Depending on the level of the bids, the Engineering Division may seek an intra-departmental transfer, subject to City rules and policies, to cover a funding gap between the estimated cost and available budget. At this time, no additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bridge Repairs - 2026. (District 5, District 14)

Body

City Engineering is proposing structural repairs and bridge roadway narrowing on the W. Badger Road bridge over the WSOR railroad located between S. Park Street and N. Rusk Avenue. The repairs will consist of bridge roadway narrowing, widening the sidewalk on the north and south sides of the bridge as well as connecting the sidewalk and shared-use path approaching the bridge from the south and north sides to the bridge. Other improvements include: concrete deck repairs, expansion joint replacement, approach slab replacement, and expansion plate replacement. Additionally, roadway tapers/curb realignment will be included on both sides of the bridge to match the reduced typical section of the structure. Storm sewer adjustments will be made as necessary to match the new curb and gutter location.

City Engineering is also proposing epoxy polymer concrete bridge deck overlays for the aforementioned Badger Road bridge as well as two bridges on Campus Drive crossing Walnut Street and Highland Avenue respectively.

BE IT RESOLVED,

1) That the plans and specifications for Bridge Repairs - 2026, be and are hereby approved.

2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.

3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

4) That the Mayor and City Clerk are hereby authorized to execute agreements with the adjacent municipalities as needed for cost sharing of the project.

ArcGIS Web Map



2/17/2026, 10:00:23 AM

1:8,484

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

City of Madison Engineering

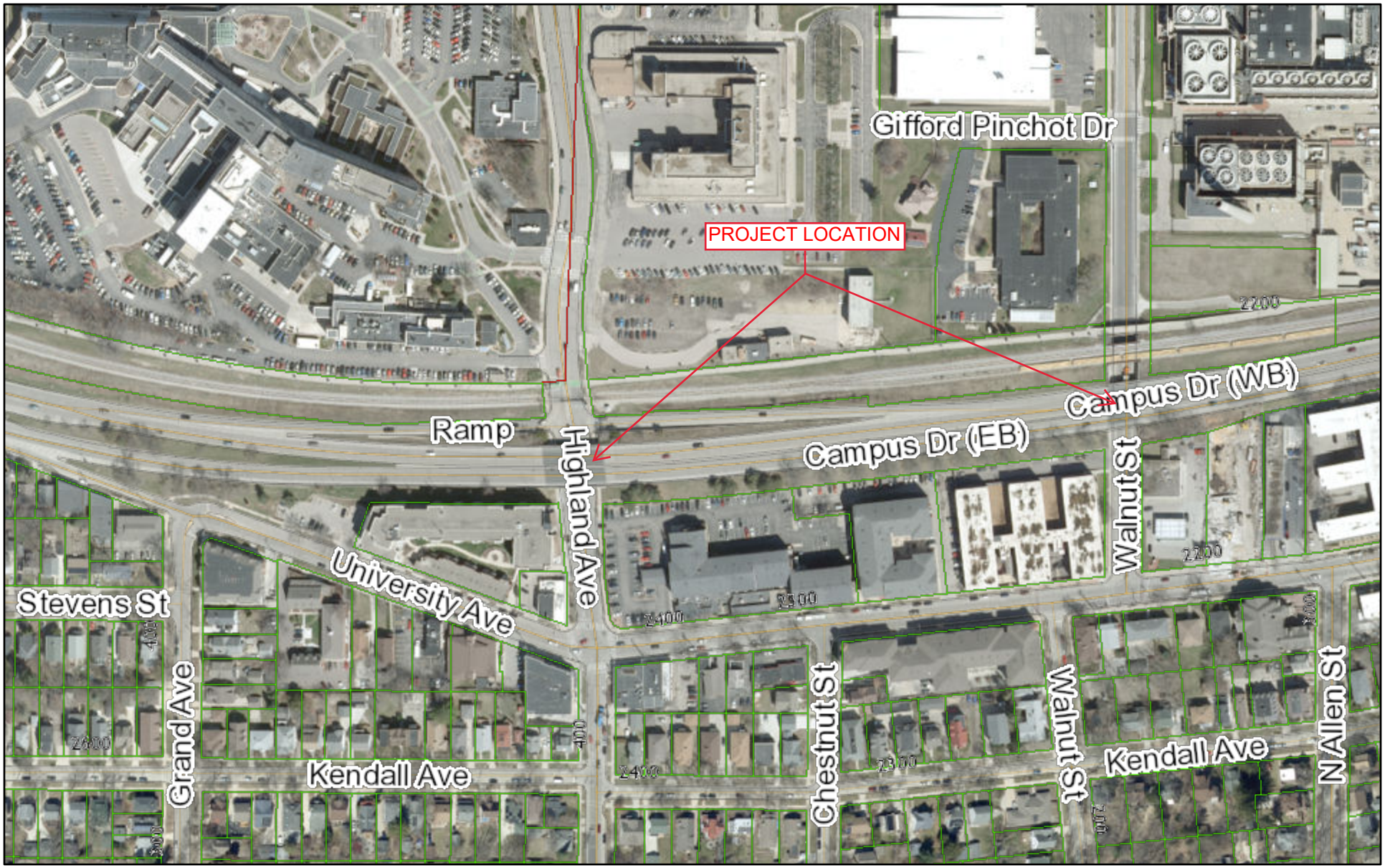
Street_Name_Change_Arrows

Street_Name_Alternate_Text

Street Names 1

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | Surface Water Data Viewer Team | WiDNR, USGS, and other data | City of Madison, WI |

ArcGIS Web Map



3/3/2026, 11:41:43 AM

Municipal Limits
Parcels
Hundred Block
AddressPoints
Street Names
Curb Lines
City of Madison Street Centerlines
Primary/Standard Arterial
Collector
Local Street
Ramp

1:4,000

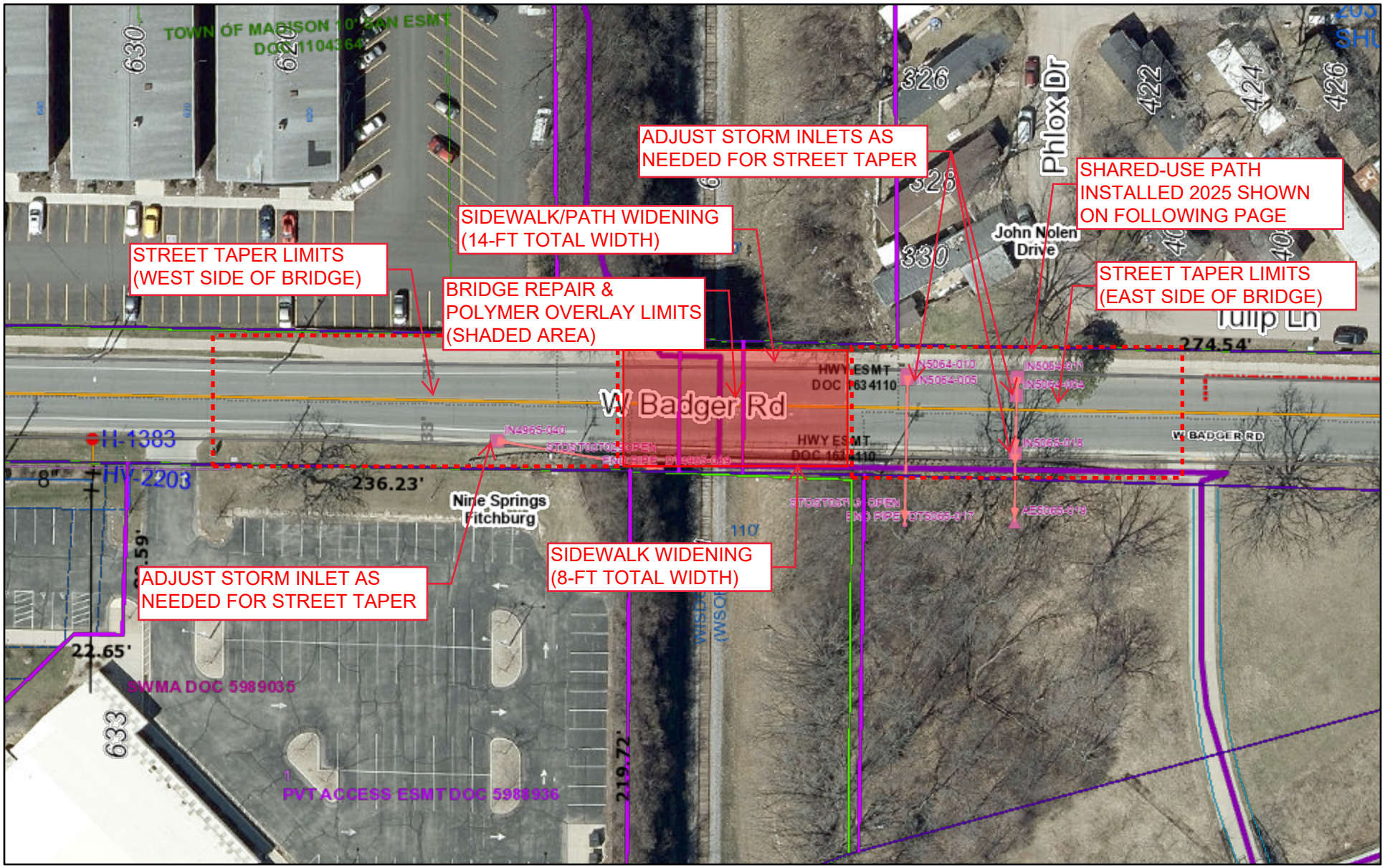
0 0.03 0.05 0.1 mi

0 0.04 0.07 0.15 km

City of Madison IT

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | Surface Water Data Viewer Team | WiDNR, USGS, and other data | City of Madison, WI |

ArcGIS Web Map



12/9/2025, 9:48:30 AM

1:1,060

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

City of Madison Engineering, City of Madison IT

- Proposed_Or_Reserved_Lines
- Proposed_Or_Reserved_Text
- Vacated_ROW_Text_LeaderLines
- Vacated_ROW_Text
- Vacated_ROW_Lines
- LandsAcquiredForROW_Leaderlines
- LandsAcquiredForROW_Lines
- LandsAcquiredForROW_Text
- Other_Easement_Lines

STORM ADJUSTMENTS
AS NEEDED (EAST SIDE)

BRIDGE

0709351180380
56 Sirloin Strip
ACG MADISON LLC

0709351180380
56 Sirloin Strip
ACG MADISON LLC

0709351180200
77 Sirloin Strip
HANNA'S S & T LLC

R-8
RP-8
S-12
R-9
RP-9
S-13
B1

100+00
101+00
102+00
103+00
104+00
105

W BADGER RD

EX 12" RCP STM
EX 12" RCP STM
EX IN5064-018

OH

MATCH LINE 105+00.00

970
965
960
955
950
945
940
935
930
925

S-12
S-13

B1
BEDROCK ENCOUNTERED
EST. ELEV=947.50

100+00
101+00
102+00
103+00
104+00
105+00

MARK	REVISION	DATE	BY
Designed By: ###	Date: 6/11/2025 9:03 AM	Scale: 1" = 40'	U-1
14143			

14143

MADISON, WI

CONTRACT NO: 8763

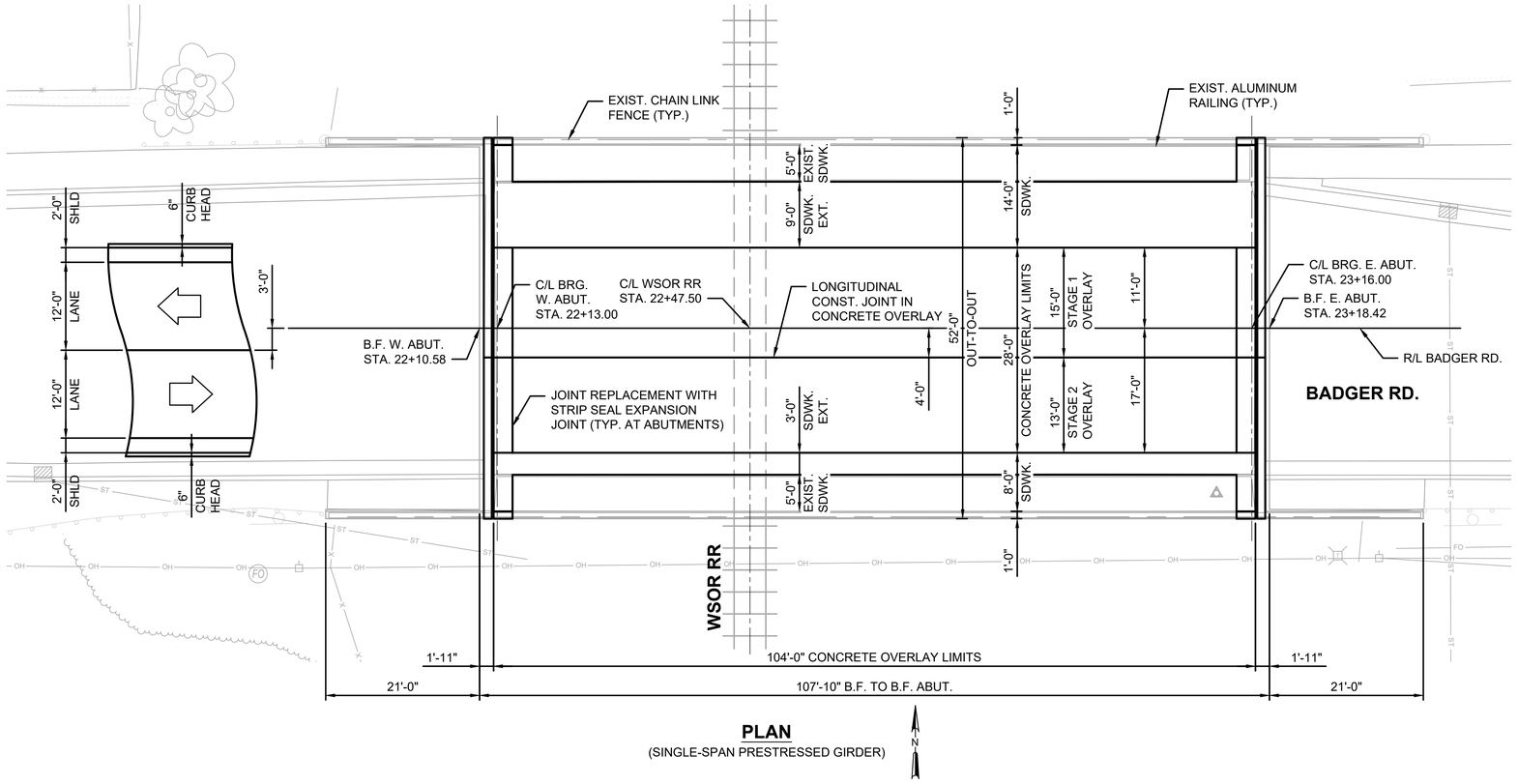
SEWER PLAN AND PROFILE - W BADGER RD

BADGER RUSK SHARED-USE PATH

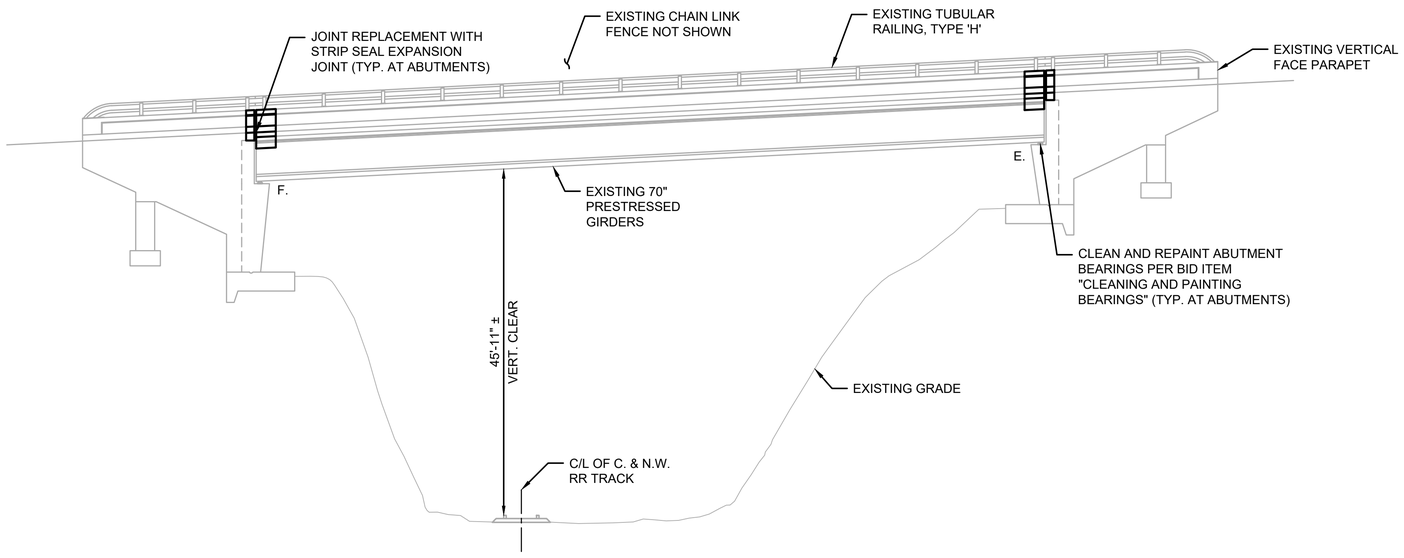
M:\DESIGN\Projects\14143\CAD\Sewers\Badger Rusk PathSWR-PnP.dwg

14143

U-1



PLAN
(SINGLE-SPAN PRESTRESSED GIRDER)



ELEVATION
(LOOKING NORTH, NORMAL TO BRIDGE SUBSTRUCTURE)

LIST OF STRUCTURE DRAWINGS

S-1 GENERAL PLAN
S-2 CROSS SECTION & QUANTITIES
S-3 CONSTRUCTION STAGING

DESIGN DATA

LIVE LOAD:

INVENTORY RATING: HS-XX
OPERATING RATING: HS-XX
MAXIMUM STD. PERMIT VEHICLE LOAD: XXX KIPS

MATERIAL PROPERTIES:

CONCRETE MASONRY OVERLAY DECKS — f'_c = 4,000 PSI
CONCRETE SUPERSTRUCTURE — f'_c = 4,000 PSI
BAR STEEL REINFORCEMENT (GRADE 60) — f_y = 60,000 PSI

GENERAL NOTES

THE PROPOSED WORK INCLUDES REMOVING EXISTING POLYMER OVERLAY, PLACING CONCRETE OVERLAY, JOINT REPLACEMENT AT BOTH ABUTMENTS, CONCRETE SURFACE REPAIR AT PARAPETS, CLEANING AND REPAINTING BEARINGS, SIDEWALK EXTENSIONS, AND COVER PLATE REPLACEMENTS.

DRAWINGS SHALL NOT BE SCALED.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

ALL STATIONS AND ELEVATIONS ARE IN FEET.

STATIONS, DIMENSIONS, AND ELEVATIONS SHOWN ARE BASED ON THE ORIGINAL PLANS AND SUBSEQUENT REHABILITATION PLANS.

BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

UTILIZE EXISTING BAR STEEL REINFORCEMENT WHERE SHOWN AND EXTEND 24 BAR DIAMETERS INTO NEW WORK, UNLESS SPECIFIED OTHERWISE.

THE FIRST DIGIT OF THE BAR MARKS SIGNIFY THE BAR SIZE.

A MINIMUM OF 1-INCH OF CONCRETE SHALL BE REMOVED FROM THE ENTIRE BRIDGE DECK UNDER THE BID ITEM "CLEANING DECKS".

THE AVERAGE OVERLAY THICKNESS IS BASED ON THE MINIMUM OVERLAY THICKNESS PLUS ½-INCH TO ACCOUNT FOR VARIATIONS IN THE DECK SURFACE.

PREPARATION DECKS TYPE 1, PREPARATION DECKS TYPE 2, AND FULL-DEPTH DECK REPAIR AREAS ARE BASED ON THE PLANS AND AS DETERMINED BY THE ENGINEER. DECK PREPARATION AND FULL-DEPTH DECK REPAIRS SHALL BE FILLED WITH "CONCRETE MASONRY OVERLAY DECKS".

ANY EXCAVATION NECESSARY TO COMPLETE THE OVERLAY OR JOINT REPAIRS AT THE ABUTMENTS IS TO BE CONSIDERED INCIDENTAL TO THE BID ITEM "CONCRETE MASONRY OVERLAY DECKS".

PROFILE GRADE LINE SHALL BE DETERMINED IN THE FIELD BASED ON A MINIMUM OVERLAY THICKNESS PLACED ABOVE THE DECK SURFACE AFTER SURFACE PREPARATION. EXPECTED AVERAGE OVERLAY THICKNESS IS 2⅞". IF EXPECTED AVERAGE OVERLAY THICKNESS IS EXCEEDED BY MORE THAN ½", CONTACT THE STRUCTURE DESIGN CONTACT.

SEAL OVERLAY CONSTRUCTION JOINTS ACCORDING TO SECTION 502.3.13.1 OF THE STANDARD SPECIFICATIONS. COST INCIDENTAL TO BID ITEM "CONCRETE MASONRY OVERLAY DECKS".

PERFORM CONCRETE SURFACE REPAIR AS DIRECTED BY THE FIELD ENGINEER. QUANTITY SHOWN IS APPROXIMATE.

PROTECTIVE SURFACE TREATMENT SHALL BE APPLIED TO THE TOP AND VERTICAL SURFACES OF NEW SIDEWALKS AND TO THE ENTIRE TOP OF THE NEW CONCRETE OVERLAY.

ALL CONCRETE REMOVAL NOT COVERED WITH A CONCRETE OVERLAY SHALL BE DEFINED BY A 1-INCH DEEP SAW CUT, UNLESS SPECIFIED OTHERWISE.

PROTECTIVE SURFACE TREATMENT RESEAL SHALL BE APPLIED TO THE TOP SURFACES OF THE EXISTING SIDEWALKS.

BEVEL ALL EXPOSED EDGES OF CONCRETE ¾" UNLESS OTHERWISE NOTED.

DESIGN CONTACT

KEITH BEHREND: (608) 251-4843

NO. | REVISIONS | DATE:

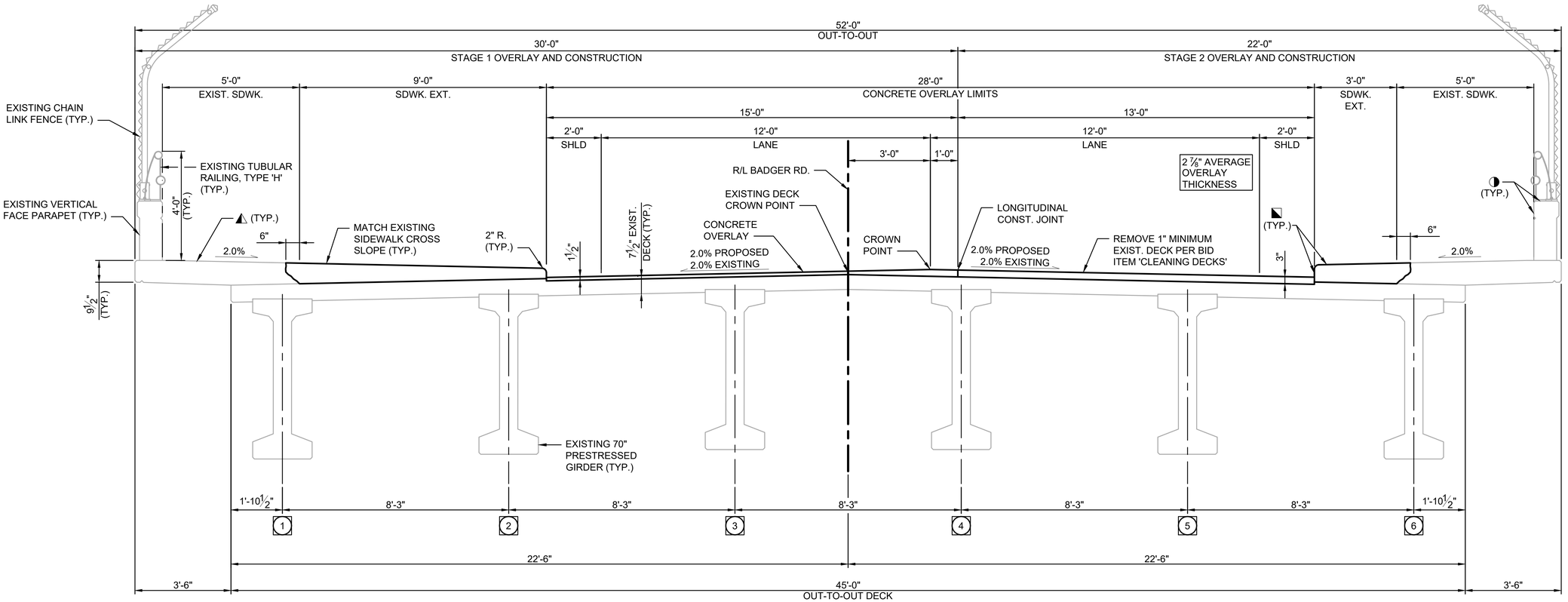
GENERAL PLAN

BADGER ROAD BRIDGE B-13-306
CITY OF MADISON
DANE COUNTY, WISCONSIN

JOB NO. 1020.139
PROJECT MGR. KRB

STRAND ASSOCIATES®

SHEET S-1



CROSS SECTION THRU ROADWAY

(LOOKING EAST)

LEGEND

(#) INDICATES GIRDER NUMBER.

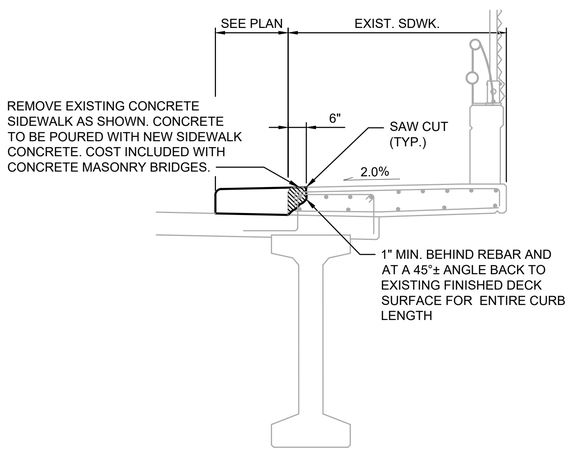
PROTECTIVE SURFACE TREATMENT SHALL BE APPLIED TO INSIDE AND TOP FACE OF PROPOSED SIDEWALK EXTENSIONS.

PROTECTIVE SURFACE TREATMENT RESEAL SHALL BE APPLIED TO TOP FACE OF EXISTING SIDEWALK.

PIGMENTED SURFACE SEALER SHALL BE APPLIED TO THE INSIDE, TOP, AND ENDS OF VERTICAL FACE PARAPET

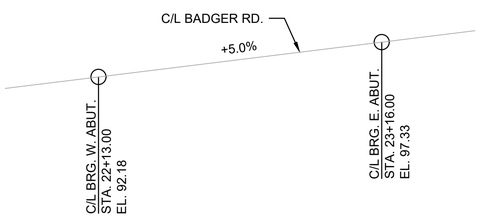
TOTAL ESTIMATED QUANTITIES

BID ITEM NUMBER	REFERENCE WISDOT BID ITEM NUMBER	BID ITEMS	UNIT	W. ABUT	E. ABUT	SUPER.	TOTAL
90001	203.0220	REMOVING STRUCTURE B-13-306	EACH	---	---	---	1
90002	502.0100	CONCRETE MASONRY BRIDGES	CY	---	---	31	31
90003	502.3101	EXPANSION DEVICE	LF	---	---	104	104
90004	502.3200	PROTECTIVE SURFACE TREATMENT	SY	---	---	166	166
90005	502.3215	PROTECTIVE SURFACE TREATMENT RESEAL	SY			98	98
90006	502.3210	PIGMENTED SURFACE SEALER	SY	---	---	104	104
90007	502.4205	ADHESIVE ANCHORS NO. 5 BAR	EACH	---	---	106	106
90008	505.0400	BAR STEEL REINFORCEMENT HS STRUCTURES	LB	---	---	3000	3000
90009	505.0600	BAR STEEL REINFORCEMENT HS COATED STRUCTURES	LB	---	---	2500	2500
90010	509.0301	PREPARATION DECKS TYPE 1	SY	---	---	22	22
90011	509.0302	PREPARATION DECKS TYPE 2	SY	---	---	22	22
90012	509.0500	CLEANING DECKS	SY	---	---	462	462
90013	509.1000	JOINT REPAIR	SY	---	---	40	40
90014	509.1500	CONCRETE SURFACE REPAIR	SF	---	---	50	50
90015	509.2500	CONCRETE MASONRY OVERLAY DECKS	CY	---	---	44	44
90016	509.9006.S	REMOVING AND RESETTING TUBULAR RAILING B-13-306	EACH	---	---	1	1
90017	509.9015.S	REMOVING POLYMER OVERLAY	SY	---	---	462	462
90018	509.9050.S	CLEANING PARAPETS	LF	---	---	300	300
90019	SPV.0060	CLEANING AND PAINTING BEARINGS	EACH	6	6	---	12
90020	SPV.0180	ABUTMENT SEAT CLEANING AND SEALING	SY	11.5	11.5	---	23



SIDEWALK REPAIR

(SOUTH SIDEWALK SHOWN, NORTH SIMILAR)



EXISTING PROFILE GRADE LINE

DATE:

REVISIONS

NO.

CROSS SECTION & QUANTITIES

BADGER ROAD BRIDGE B-13-306
CITY OF MADISON
DANE COUNTY, WISCONSIN

JOB NO. 1020.139

PROJECT MGR. KRB

STRAND ASSOCIATES®

SHEET S-2

ArcGIS Web Map



3/3/2026, 11:29:14 AM

1:2,621

Municipal Limits
Parcels
AddressPoints
Street Names
Curb Lines
City of Madison Street Centerlines
Primary/Standard Arterial
Collector
Local Street

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

City of Madison IT

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | Surface Water Data Viewer Team | WiDNR, USGS, and other data | City of Madison, WI |

City of Madison

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

Master

File Number: 92199

File ID:	92199	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Assessing Benefits Starker Avenue Assessment District - 2024.			**Final Action:**	

Title: Assessing Benefits Starker Avenue Assessment District - 2024. (District 16)

Notes: Andy Zwieg

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	14780_StarkerAve_FinalAssess.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92199

Fiscal Note
No appropriation required.

Title
Assessing Benefits Starker Avenue Assessment District - 2024. (District 16)

Body
WHEREAS, the construction of Starker Avenue Assessment District - 2024 improvement(s) has been completed; and,

WHEREAS, it has been determined that the abutting property is to pay the amount per the attached schedule of assessments.

NOW, THEREFORE, BE IT RESOLVED, that the sums so charged to the abutting property be and are hereby assessed and levied upon said property payable by the owners of the lots or parcels of land benefited as determined by the Board of Public Works, and in accordance with its recommendations, the amount so charged to each of the lots or parcels of land so benefited being as follows, to wit:

City of Madison Engineering Division - Final Schedule of Assessments

Date: Thursday, March 12, 2026
Project ID: 14780
Project Name: Starker Avenue Assessment District - 2024
Project Description: Starker Avenue from Woodvale Drive to Droster Road

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

Parcel Information			Frontage					Street Reconstruction Items							Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
								$1.51	per SF	$4.56	per SF	$44.52	per LF		$812.11	per Each	$23.32	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	
071010410141 SR-C1	OSBORNE, LUKE A & MIA L 5402 STARKER AVE MADISON, WI 53716	5402 Starker Ave	140.82	Starker Ave	66.65	Ellen Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	140.82	$3,134.65	0.00	$0.00	0.00	$0.00	$3,134.65
071010410159 SR-C1	MOORE JR, JAMES R LEAH J STEENIS 5410 STARKER AVE MADISON, WI 53716-1922	5410 Starker Ave	92.99	Starker Ave	---	---	No	117.40	$177.27	117.36	$535.16	1.00	92.99	$4,139.91	1.00	$812.11	34.00	$792.88	$6,457.34
071010410167 SR-C1	ELLESTAD, MICHAEL T & M L GULLICKSON-ELLESTAD 5414 STARKER AVE MADISON, WI 53716-1922	5414 Starker Ave	92.99	Starker Ave	---	---	No	86.10	$130.01	93.80	$427.73	1.00	92.99	$4,139.91	1.00	$812.11	31.00	$722.92	$6,232.68
071010410175 SR-C1	WILCZEWSKI, JEFF SARAH WILCZEWSKI 5930 SCHUMANN DR FITCHBURG, WI 53711	5418 Starker Ave	94.36	Starker Ave	99.23	Droster Rd	Yes	86.80	$131.07	88.04	$401.46	0.50	94.36	$2,100.45	1.00	$812.11	31.00	$722.92	$4,168.01
071010412014 SR-C1	WHITE, THADDEUS & NICOLE 1435 VONDRON RD MADISON, WI 53716	1435 Vondron Rd	84.56	Starker Ave	130.00	Vondron Rd	Yes	0.00	$0.00	0.00	$0.00	0.50	84.56	$1,882.31	1.00	$812.11	28.00	$652.96	$3,347.38
071010412022 SR-C1	JORGENSEN, SAM C 5206 STARKER AVE MADISON, WI 53716-1918	5206 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	26.00	$606.32	$4,712.91
071010412030 SR-C1	MIDTHUN, STANLEY S & LORI E MIDTHUN 5210 STARKER AVE MADISON, WI 53716-1918	5210 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	26.00	$606.32	$4,712.91
071010412048 SR-C1	CERNIGLIA, ANN M 5021 VOGES RD MADISON, WI 53718	5214 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	28.00	$652.96	$4,759.55
071010412056 SR-C1	RICHARDS, TRAVIS PRUDENCE RICHARDS 5218 STARKER AVE MADISON, WI 53716	5218 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	28.00	$652.96	$4,759.55
071010412064 SR-C1	SEELOW, MARK & MARGARET 5222 STARKER AVE MADISON, WI 53716-1918	5222 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	26.00	$606.32	$4,712.91
071010412072 SR-C1	COLLICOTT, ANDREW MIRANDA COLLICOTT 5302 STARKER AVE MADISON, WI 53716-1920	5302 Starker Ave	74.00	Starker Ave	---	---	No	103.50	$156.29	117.72	$536.80	1.00	74.00	$3,294.48	1.00	$812.11	31.00	$722.92	$5,522.60
071010412080 SR-C1	DRISCOLL, PADERIC & JENNIFER DRISCOLL 5306 STARKER AVE MADISON, WI 53716-1920	5306 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	31.00	$722.92	$4,829.51
071010412098 SR-C1	RHUDE, JENNIFER S 5310 STARKER AVE MADISON, WI 53716	5310 Starker Ave	74.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	74.00	$3,294.48	1.00	$812.11	31.00	$722.92	$4,829.51

City of Madison Engineering Division - Final Schedule of Assessments

Date: **Thursday, March 12, 2026**
Project ID: **14780**
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*A factor has been applied for pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					Street Reconstruction Items							Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$44.52 per LF			$812.11 per Each		$23.32 per LF		
								SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	
071010412105 SR-C1	DOLLHOPF, LISA M JACOB D DRAZE 1444 ELLEN AVE MADISON, WI 53716-1541	1444 Ellen Ave	80.58	Starker Ave	161.98	Ellen Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	80.58	$1,793.71	0.00	$0.00	0.00	$0.00	$1,793.71
071010413046 SR-C1	DUNNING, DIANE J 5002 STARKER AVE MADISON, WI 53716-1924	5002 Starker Ave	130.00	Starker Ave	68.22	Woodvale Dr	Yes	149.30	$225.44	133.59	$609.17	0.50	130.00	$2,893.80	0.00	$0.00	0.00	$0.00	$3,728.41
071010413054 SR-C1	ZALDIVAR, OMAR MARINA GARCIA GONZALEZ 5010 STARKER AVE MADISON, WI 53716-1924	5010 Starker Ave	66.50	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	66.50	$2,960.58	1.00	$812.11	24.00	$559.68	$4,332.37
071010413062 SR-C1	JELLINGS REV LIVING TRUST 5014 STARKER AVE MADISON, WI 53716-1924	5014 Starker Ave	66.50	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	66.50	$2,960.58	1.00	$812.11	26.00	$606.32	$4,379.01
071010413070 SR-C1	PEADEN, WILLIAM K MORGAN M PEADEN 5018 STARKER AVE MADISON, WI 53716-1924	5018 Starker Ave	66.50	Starker Ave	---	---	No	127.80	$192.98	122.84	$560.15	1.00	66.50	$2,960.58	1.00	$812.11	28.00	$652.96	$5,178.78
071010413088 SR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 5022 STARKER AVE MADISON, WI 53716	5022 Starker Ave	66.50	Starker Ave	---	---	No	166.50	$251.42	142.82	$651.26	1.00	66.50	$2,960.58	1.00	$812.11	26.00	$606.32	$5,281.68
071010413096 SR-C1	LENZENDORF, SAMANTHA 5026 STARKER AVE MADISON, WI 53716-1924	5026 Starker Ave	66.50	Starker Ave	---	---	No	90.30	$136.35	148.74	$678.25	1.00	66.50	$2,960.58	1.00	$812.11	41.00	$956.12	$5,543.42
071010413103 SR-C1	GEST, VERNON M & MARIE E 5030 STARKER AVE MADISON, WI 53716	5030 Starker Ave	66.50	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	66.50	$2,960.58	1.00	$812.11	23.00	$536.36	$4,309.05
071010413111 SR-C1	GREENWOLD, MICHAEL F & LORI J ROBINSON 5034 STARKER AVE MADISON, WI 53716-1924	5034 Starker Ave	66.50	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	66.50	$2,960.58	1.00	$812.11	25.00	$583.00	$4,355.69
071010413129 SR-C1	ANDRUSZ, JOLIE & JUSTIN SMITH 5038 STARKER AVE MADISON, WI 53716	5038 Starker Ave	66.50	Starker Ave	---	---	No	109.40	$165.19	157.50	$718.20	1.00	66.50	$2,960.58	1.00	$812.11	25.00	$583.00	$5,239.08
071010413137 SR-C1	NEVERMAN, BRETT 5102 STARKER AVE MADISON, WI 53716	5102 Starker Ave	66.50	Starker Ave	---	---	No	0.00	$0.00	90.72	$413.68	1.00	66.50	$2,960.58	1.00	$812.11	23.00	$536.36	$4,722.73
071010413145 SR-C1	WILSON, CHRISTOPHER G STEPHEN A PETERSON 5104 STARKER AVE MADISON, WI 53716-1916	5104 Starker Ave	67.81	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	67.81	$3,018.90	1.00	$812.11	23.00	$536.36	$4,367.37
071010413153 SR-C1	ROTHWELL, CYNTHIA J & RICHARD W ROTHWELL 5106 STARKER AVE MADISON, WI 53716-1916	5106 Starker Ave	73.00	Starker Ave	---	---	No	99.30	$149.94	124.25	$566.58	1.00	73.00	$3,249.96	1.00	$812.11	24.00	$559.68	$5,338.27

City of Madison Engineering Division - Final Schedule of Assessments

Date: **Thursday, March 12, 2026**
Project ID: **14780**
Project Name: **Starker Avenue Assessment District - 2024**
Project Description: **Starker Avenue from Woodvale Drive to Droster Road**

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

Parcel Information			Frontage					Street Reconstruction Items								Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @				Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
								$1.51	per SF	$4.56	per SF	$44.52		per LF		$812.11	per Each	$23.32	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	Factor*	LF	Cost		Each	Cost	LF	Cost	
071010413161 SR-C1	MINOR, THOMAS L & LINDA L MINOR 5110 STARKER AVE MADISON, WI 53716	5110 Starker Ave	73.00	Starker Ave	---	---	No	0.00	$0.00	123.54	$563.34	1.00	73.00	$3,249.96		1.00	$812.11	25.00	$583.00	$5,208.41
071010413179 SR-C1	JOHNSON, AUDRA J 5114 STARKER AVE MADISON, WI 53716-1916	5114 Starker Ave	73.00	Starker Ave	---	---	No	93.40	$141.03	93.44	$426.09	1.00	73.00	$3,249.96		1.00	$812.11	26.00	$606.32	$5,235.51
071010413187 SR-C1	HOLMSTROM, DALE W & JANET S HOLMSTROM 1434 VONDRON RD MADISON, WI 53716-1938	1434 Vondron Rd	78.66	Starker Ave	130.00	Vondron Rd	Yes	0.00	$0.00	0.00	$0.00	0.50	78.66	$1,750.97		1.00	$812.11	24.00	$559.68	$3,122.76
071015101018 SR-C1	MCCOY REV TRUST, DONNA M 5401 STARKER AVE MADISON, WI 53716	5401 Starker Ave	141.70	Starker Ave	75.88	Ellen Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	141.70	$3,154.24		0.00	$0.00	0.00	$0.00	$3,154.24
071015101323 SR-C1	WENZEL TRUST 5409 STARKER AVE MADISON, WI 53716-1921	5409 Starker Ave	280.50	Starker Ave	102.00	Droster Rd	Yes	195.00	$294.45	188.70	$860.47	0.50	280.50	$6,243.93		0.00	$0.00	0.00	$0.00	$7,398.85
071015102313 SR-C1	CLARK JR, JAMES & RAHEL D CLARK 5313 STARKER AVE MADISON, WI 53716	5313 Starker Ave	151.20	Starker Ave	74.75	Ellen Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	151.20	$3,365.71		0.00	$0.00	0.00	$0.00	$3,365.71
071015102321 SR-C1	LAUGHLIN TRUST, MARY NELL 5301 STARKER AVE MADISON, WI 53716	5301 Starker Ave	182.00	Starker Ave	76.04	National Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	182.00	$4,051.32		0.00	$0.00	0.00	$0.00	$4,051.32
071015103014 SR-C1	HOFFMANN, ROBERT L 1501 VONDRON RD MADISON, WI 53716-1939	1501 Vondron Rd	186.00	Starker Ave	85.20	Vondron Rd	Yes	0.00	$0.00	0.00	$0.00	0.50	186.00	$4,140.36		0.00	$0.00	0.00	$0.00	$4,140.36
071015103296 SR-C1	GARTON, KATHLEEN A 5213 STARKER AVE MADISON, WI 53716-1917	5213 Starker Ave	182.00	Starker Ave	79.89	National Ave	Yes	0.00	$0.00	0.00	$0.00	0.50	182.00	$4,051.32		0.00	$0.00	0.00	$0.00	$4,051.32
071015104054 SR-C1	CRONIN, JAMES P & KAREN J 1502 VONDRON RD MADISON, WI 53716-1940	1502 Vondron Rd	87.40	Starker Ave	135.00	Vondron Rd	Yes	0.00	$0.00	0.00	$0.00	0.50	87.40	$1,945.52		0.00	$0.00	0.00	$0.00	$1,945.52
071015104062 SR-C1	GRAY, TERRY & JOANN S CLIFCORN 5113 STARKER AVE MADISON, WI 53716-1915	5113 Starker Ave	87.00	Starker Ave	---	---	No	0.00	$0.00	101.50	$462.84	1.00	87.00	$3,873.24		1.00	$812.11	29.00	$676.28	$5,824.47
071015104070 SR-C1	TAYLOR, OLIVE & EVERTON TAYLOR 5109 STARKER AVE MADISON, WI 53716-1915	5109 Starker Ave	87.00	Starker Ave	---	---	No	94.90	$143.30	117.53	$535.94	1.00	87.00	$3,873.24		1.00	$812.11	27.00	$629.64	$5,994.23
071015104088 SR-C1	MUTH, JAKE G RACHAEL A CLEMENTS 5105 STARKER AVE MADISON, WI 53716	5105 Starker Ave	87.00	Starker Ave	---	---	No	0.00	$0.00	0.00	$0.00	1.00	87.00	$3,873.24		1.00	$812.11	27.00	$629.64	$5,314.99

City of Madison Engineering Division - Final Schedule of Assessments

Date: **Thursday, March 12, 2026**
Project ID: **14780**
Project Name: **Starker Avenue Assessment District - 2024**
Project Description: **Starker Avenue from Woodvale Drive to Droster Road**

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

Parcel Information			Frontage					Street Reconstruction Items								Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @				Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$44.52 per LF				$812.11 per Each		$23.32 per LF		
								SF	Cost	SF	Cost	Factor*	LF	Cost		Each	Cost	LF	Cost	
071015104096 SR-C1	GREENE, ROBERT J 5101 STARKER AVE MADISON, WI 53716	5101 Starker Ave	87.00	Starker Ave	135.00	Homberg Ln	Yes	142.50	$215.18	162.06	$738.99	0.50	87.00	$1,936.62		0.00	$0.00	0.00	$0.00	$2,890.79
071015105010 SR-C1	EEG, KENNETH H & MICHELLE R EEG 5017 STARKER AVE MADISON, WI 53716	5017 Starker Ave	135.00	Starker Ave	92.00	Wendy Ln	Yes	0.00	$0.00	0.00	$0.00	0.50	135.00	$3,005.10		0.00	$0.00	0.00	$0.00	$3,005.10
071015105309 SR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 5025 STARKER AVE MADISON, WI 53716-1974	5025 Starker Ave	135.00	Starker Ave	92.00	Homberg Ln	Yes	0.00	$0.00	0.00	$0.00	0.50	135.00	$3,005.10		0.00	$0.00	0.00	$0.00	$3,005.10
071015106159 SR-C1	COELHO, LINDA 5013 STARKER AVE MADISON, WI 53716	5013 Starker Ave	135.00	Starker Ave	81.00	Wendy Ln	Yes	139.00	$209.89	138.96	$633.66	0.50	135.00	$3,005.10		0.00	$0.00	0.00	$0.00	$3,848.65
071015106167 SR-C1	SOUDER, EMILY 1501 WOODVALE DR MADISON, WI 53716-1953	1501 Woodvale Dr	135.05	Starker Ave	81.30	Woodvale Dr	Yes	145.60	$219.86	145.55	$663.71	0.50	135.05	$3,006.21		0.00	$0.00	0.00	$0.00	$3,889.78
TOTALS			1,946.80		2,408.66			$2,939.67		$10,983.49		---	4,371.12	$140,135.83		29.00	$23,551.19	797.00	$18,586.04	$196,196.21

City of Madison

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

Master

File Number: 92201

File ID:	92201	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Awarding Public Works Contract No. 9737, 2026 Semi-Permanent Epoxy Pavement Markings.			**Final Action:**	

Title: Awarding Public Works Contract No. 9737, 2026 Semi-Permanent Epoxy Pavement Markings (Citywide)

Notes: Tim Stella

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9737.pdf, 9737 award.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	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026					
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 92201

Fiscal Note

The proposed resolution authorizes a contract for semi-permanent epoxy pavement markings. The contract cost is $172,796 including contingency and funding is included in Traffic Engineering's 2026 adopted operating budget.

Title

Awarding Public Works Contract No. 9737, 2026 Semi-Permanent Epoxy Pavement Markings (Citywide)

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. 9739) for itemization of bids.

2026 SEMI-PERMANENT EPOXY PAVEMENT MARKINGS
CONTRACT NO. 9737
DATE: 2/26/2026
PREQUALIFICATION: 252

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Century Traffic, LLC	$159,996.25	OK
Forward Traffic & Marking, LLC	$171,712.50	OK
Engineering Estimate	$190,000.00	
Brickline, Inc.	$206,981.25	OK

CONTRACT NO. 9737
2026 Semi-Permanent Epoxy Pavement Markings

Century Traffic, LLC

CONTRACT AWARD	**$**	**159,996.25**
MAX CONTINGENCY (8%)	*$*	*12,799.70*
PAVEMENT MARKINGS: 45300-54410 (96861)		159,996.25
ACCT. CONTINGENCY 8%		12,799.70
ACCT. SUBTOTAL		172,795.95
GRAND TOTAL INCL. CONTINGENCY	**$**	**172,795.95**

City of Madison

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

Master

File Number: 92202

File ID:	92202	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Awarding Public Works Contract No. 9718, Hoyt Park Lot Reconstruction.			**Final Action:**	

Title: Awarding Public Works Contract No. 9718, Hoyt Park Lot Reconstruction. (District 5)

Notes: Corey Stelljes

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9718.pdf, 9718 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92202

Fiscal Note

The proposed resolution authorizes awarding the contract for the Hoyt Park Lot Reconstruction at a total estimated cost of $411,680, including contingency. Funding for the project is available in Munis #15486. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9718, Hoyt Park Lot Reconstruction. (District 5)

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. 9718) for itemization of bids.

HOYT PARK LOT RECONSTRUCTION
CONTRACT NO. 9718
DATE: 2/26/2026
PREQUALIFICATION: 201,240,310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Parisi Construction, LLC	$381,188.68	OK
S&L Underground, Inc.	$398,679.89	OK
Speedway Sand & Gravel, Inc.	$398,888.88	OK
Engineering Estimate	$460,575.00	
R. G. Huston Co., Inc.	$509,600.00	OK
Poblocki Paving, LLC	$649,755.40	OK

CONTRACT NO. 9718
Hoyt Park Lot Reconstruction

Parisi Construction, LLC

CONTRACT AWARD	**$**	**381,188.68**
MAX CONTINGENCY (8%)	*$*	*30,491.32*
STREET: 15486-402-170: 54250 (91336)		381,188.68
ACCT. CONTINGENCY 8%		30,491.32
ACCT. SUBTOTAL		411,680.00
GRAND TOTAL INCL. CONTINGENCY	**$**	**411,680.00**

City of Madison

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

Master

File Number: 92203

File ID:	92203	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Awarding Public Works Contract No. 9745, MMB Flagpole Installation.			**Final Action:**	

Title: Awarding Public Works Contract No. 9745, MMB Flagpole Installation. (District 4)

Notes: Amy Scanlon

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9745BidOpeningTab.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	03/03/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Meisenheimer, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to reject single bid - REPORT OF OFFICER. The motion passed by voice vote/other.						
	Notes: A motion was made by Meisenheimer, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to reject single bid - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92203

Fiscal Note

Engineering issued a bid for Public Works Contract 9745. The cost estimate for the contract was $127,204. One bid was received. The recommendation from the Board of Public Works is to reject the bid and place on file.

Title

Awarding Public Works Contract No. 9745, MMB Flagpole Installation. (District 4)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9745) for itemization of bids.

MADISON MUNICIPAL BUILDING FLAGPOLE REPLACEMENT
CONTRACT NO. 9745
DATE: 2/26/2026
PREQUALIFICATION: 415

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Single Bid - Not recommended for award		OK
Engineering Estimate	$127,204.00	

City of Madison

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

Master

File Number: 92205

File ID:	92205	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/03/2026
File Name:	Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived).			**Final Action:**	

Title: Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)

Notes: Craig Klinke

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	Report by City Forester Spring 2026 signed.pdf, Assessable Tree List Spring 2026 Pre.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/04/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92205

Fiscal Note

The proposed resolution establishes assessments for the installation of 575 street trees requested by property owners. The total cost of the assessment and installation is $137,367.50 paid between the property owners ($125,422.50) and the City ($11,945.00). Funding for the City portion of the costs is available in the Adopted Capital Budget for the Street Tree Program (Munis project #12415). No additional appropriation is required.

Title

Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)

Body

PREAMBLE

In accordance with Section 10.10 (11) of the Madison General Ordinances, the property owners of the parcels listed in the attached schedule of assessments have requested installation of street trees on the street right-of-way abutting their respective properties and have waived their right for notice and public hearing. The purpose of this resolution is to establish the assessments for these street trees in accordance with Section 10.10 (9) of the Madison General Ordinances.

BE IT RESOLVED:

1. That the Common Council hereby determines that the special assessments contained on the attached schedule of assessments are reasonable.

2. That such work represents an exercise of the police power of the City of Madison.

3. That the attached schedule of assessments for street trees are hereby approved and that the date of adoption of this resolution shall constitute the levy of those assessments and that such assessments so levied shall be lien against the respective properties from the data

of the adoption of this resolution.

4. That the work or improvement be carried out in accordance with the reports as finally approved.

INSTALLMENT ASSESSMENT NOTICE

The amount of the special assessment for each abutting property owner has been determined as specified above and a statement of the same is on file with the City Clerk; it is proposed to collect the same in five (5) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09 (14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal there from in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

REPORT OF THE CITY FORESTER

For Approving Plans and Specifications and Assessing Improvement Costs for:

Installation of Spring 2026 Street Trees

Filed in the Office of the City Forester: March 03, 2026

Filed in the City Clerks Office:

To the Mayor and the Common Council:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of street trees shall be assessed to the abutting properties and that assessment for street trees shall be in accordance with Section 66.62 of the Wisconsin Statutes and Section 10.10 of the Madison General Ordinances, has directed that when the City Forester proposes the installation of street trees assessed to the abutting properties, he shall prepare a report listing the street trees to be planted, their location and schedule of assessments.

Now, therefore, in compliance with said instruction, the City Forester reports as follows:

1. That street trees are proposed to be installed and assessed to abutting properties listed on Exhibit "A", attached hereto, said listing including the type of street trees to be planted, their location and a schedule of assessments.

2. That pursuant to such listing, the entire cost of the work improvements will be $137,367.50

3. After having carefully viewed and examined the entire territory and the said several parcels of land or real estate affected by said improvement, and having first viewed, examined and considered severally and separately each parcel of real estate in said territory, the City Forester has found and determined and does hereby so find and determine that the City of Madison should pay the sum of $11,945.00 as the cost properly chargeable to the City and covered by said improvement.

Dated: March 06, 2026

Craig Klinke, Assistant City Forester

Parcel Number	#	Street	Variety	Owner		Address	City State Zip	Price
070820115206	601	Tawny Elm Pkwy	Swamp White Oak (Quercus bicolor)	SUNG, JOSEPH	& SUSAN KONG	601 TAWNY ELM PKWY	VERONA, WI 53593	$238.90
070828125017	9414	Silicon Prairie Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LEGACY APARTMENTS		9201 WATERSIDE ST	MIDDLETON, WI 53562	$238.90
070828125017	9414	Silicon Prairie Pkwy	Hackberry (Celtis occidentalis)	LEGACY APARTMENTS		9201 WATERSIDE ST	MIDDLETON, WI 53562	$238.90
070834432018	8504	Mansion Hill Ave	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JVM MADISON APARTMENTS LL		W134 N8675 EXECUTIVE PKWY	MENOMONEE FALLS, WI 53051	$238.90
070834432018	8504	Mansion Hill Ave	Linden 'Sweet Street' (Tilia americana 'Kromm')	JVM MADISON APARTMENTS LL		W134 N8675 EXECUTIVE PKWY	MENOMONEE FALLS, WI 53051	$238.90
070829412067	744	Birch Blossom Rd	Hackberry (Celtis occidentalis)	ZHANG, MAY		744 BIRCH BLOSSOM RD	VERONA, WI 53593	$238.90
070828101075	9419	Modern Point Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	TWO POINTS CROSSING LLC	% FOUNDERS 3 MGMT	252 E HIGHLAND AVE	MILWAUKEE, WI 53202	$238.90
070828123053	301	Cross Oak Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	301 CROSS OAK DR LLC		717 BIG STONE TRL	MIDDLETON, WI 53562	$238.90
070828123053	301	Cross Oak Dr	Hackberry (Celtis occidentalis)	301 CROSS OAK DR LLC		717 BIG STONE TRL	MIDDLETON, WI 53562	$238.90
071010210179	713	Topaz Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	SMITH, TRACY	BENJAMIN SCOTT KINNEY	713 TOPAZ LN	MADISON, WI 53714-3229	$238.90
070828304231	803	Sugar Maple Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ANDERSON, TRACEY & SCOTT		803 SUGAR MAPLE LN	VERONA, WI 53593	$238.90
070820104027	536	Windy Willow Rd	Swamp White Oak (Quercus bicolor)	CASSEL LIVING TRUST		536 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104027	536	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CASSEL LIVING TRUST		536 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104027	536	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	CASSEL LIVING TRUST		536 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104035	532	Windy Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SHAPIRO, PAUL		532 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104035	532	Windy Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	SHAPIRO, PAUL		532 WINDY WILLOW RD	VERONA, WI 53593	$238.90

070820104043	528	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	DOLEZEL, MATTHEW S	& JUSTINE R DOLEZEL	528 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105207	527	Windy Willow Rd	Hackberry (Celtis occidentalis)	MIRIYAMPALLI, V R	LAKSHMI A MIRIYAMPALLI	527 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105215	531	Windy Willow Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BRIGGS, LUKE M	JENNIFER N BRIGGS	531 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105223	535	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	YIRINEC, DANIEL	& ELIZABETH DEVINE	535 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105223	535	Windy Willow Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	YIRINEC, DANIEL	& ELIZABETH DEVINE	535 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105017	539	Windy Willow Rd	Hackberry (Celtis occidentalis)	JACOB AND DANIELLE RUSCH		539 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105017	539	Windy Willow Rd	Ironwood (Ostrya virginiana)	JACOB AND DANIELLE RUSCH		539 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105017	539	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	JACOB AND DANIELLE RUSCH		539 WINDY WILLOW RD	VERONA, WI 53593	$238.90
071010401116	1101	Bay Ridge Rd	Hackberry (Celtis occidentalis)	Withheld pursuant to sec.	Withheld pursuant to sec.	1101 BAY RIDGE RD	MADISON, WI 53716-1512	$238.90
081031208186	1825	Heath Ave	Chinkapin Oak (Quercus muehlenbergii)	LUDTKE, DANIELLE		1825 HEATH AVE	MADISON, WI 53704	$238.90
070822209031	8557	Elderberry Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SVASTIR LLC		810 SILVER SAGE TRL	MIDDLETON, WI 53562	$238.90
070828305015	701	Crimson Leaf Ln	Dawn Redwood (Metasequoia glyptostroboides)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070920410374	314	W Sunset Ct	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	MULVEY, SHARON L		314 W SUNSET CT	MADISON, WI 53705	$238.90
070929108102	420	Critchell Ter	Chinkapin Oak (Quercus muehlenbergii)	WATSON, EDWARD M	SANDRA K WATSON	420 CRITCHELL TER	MADISON, WI 53711	$238.90
070820109019	10321	White Fox Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90

070820109019	10321	White Fox Ln	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070820109019	10321	White Fox Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
081035307140	5804	Divine St	Swamp White Oak (Quercus bicolor)	LOCKWOOD, DOREEN	& KEVIN VEDVIK	5804 DIVINE ST	MADISON, WI 53718	$238.90
081035307124	5812	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MENZEL CODY		5812 DIVINE STREET	MADISON, WI 53718	$238.90
081035307124	5812	Divine St	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	MENZEL CODY		5812 DIVINE STREET	MADISON, WI 53718	$238.90
081035307116	5816	Divine St	Swamp White Oak (Quercus bicolor)	HIRSCHHORN, JOEL	& ANGELA HIRSCHHORN	5816 DIVINE ST	MADISON, WI 53718	$238.90
081035307108	5820	Divine St	Hackberry (Celtis occidentalis)	MATTMILLER, CLAIRE	& ZACHARY ERICKSON	5820 DIVINE ST	MADISON, WI 53718	$238.90
081035307091	5824	Divine St	Swamp White Oak (Quercus bicolor)	BRANDT BRYAN C.	HANSEN MCKENNA M.	5824 DIVINE ST	MADISON, WI 53718	$238.90
081035307083	5828	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KRUEGER, LUKE		5828 DIVINE ST	MADISON, WI 53718	$238.90

081035307083	5828	Divine St	Hackberry (Celtis occidentalis)	KRUEGER, LUKE		5828 DIVINE ST	MADISON, WI 53718	$238.90
081035307140	5804	Divine St	Hackberry (Celtis occidentalis)	LOCKWOOD, DOREEN	& KEVIN VEDVIK	5804 DIVINE ST	MADISON, WI 53718	$238.90
081035307140	5804	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LOCKWOOD, DOREEN	& KEVIN VEDVIK	5804 DIVINE ST	MADISON, WI 53718	$238.90
081035308015	5714	Divine St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RISS TERRY		1303 HOBBY HORSE RD	OREGON, WI 53575	$238.90
081035308015	5714	Divine St	Swamp White Oak (Quercus bicolor)	RISS TERRY		1303 HOBBY HORSE RD	OREGON, WI 53575	$238.90
081035308015	5714	Divine St	Hackberry (Celtis occidentalis)	RISS TERRY		1303 HOBBY HORSE RD	OREGON, WI 53575	$238.90
081035308023	5710	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	RASMUSSEN, STEVEN E	LYNN R RASMUSSEN	5710 DIVINE ST	MADISON, WI 53718	$238.90
081035308031	5706	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LORENZ STEVEN		5706 DIVINE ST	MADISON, WI 53718	$238.90
081035308031	5706	Divine St	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	LORENZ STEVEN		5706 DIVINE ST	MADISON, WI 53718	$238.90
081035306019	5701	Divine St	Hackberry (Celtis occidentalis)	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	$238.90
081035306027	5705	Divine St	Linden 'Sweet Street' (Tilia americana 'Kromm')	HAAK, LAURA J		5705 DIVINE ST	MADISON, WI 53718	$238.90
081035306027	5705	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	HAAK, LAURA J		5705 DIVINE ST	MADISON, WI 53718	$238.90
081035306035	5709	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CHITA, ADRIAN	& ANNE-MARIE MAKONGHO	5709 DIVINE ST	MADISON, WI 53718	$238.90
081035306043	5713	Divine St	Hackberry (Celtis occidentalis)	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	$238.90
081035306043	5713	Divine St	Swamp White Oak (Quercus bicolor)	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	$238.90
081035306043	5713	Divine St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	$238.90
081035310010	5706	Eternity Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SCHAEFER DANIEL A	& CYNTHIA SCHAEFFER	603 POST RD	MADISON, WI 53713-4663	$537.52

081035310028	5708	Eternity Dr	Swamp White Oak (Quercus bicolor)	DANE BUILDING CONCEPTS	C/O JIM LAMPE	603 POST RD	MADISON, WI 53713-4663	$537.52
081035310036	5714	Eternity Dr	Hackberry (Celtis occidentalis)	DANE BUILDING CONCEPTS	C/O JIM LAMPE	603 POST RD	MADISON, WI 53713-4663	$537.53
081035310044	5716	Eternity Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	DANE BUILDING CONCEPTS	C/O JIM LAMPE	603 POST RD	MADISON, WI 53713-4663	$537.53
081035306019	5701	Divine St	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	$238.90
081035306019	5701	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	$238.90
081035302025	5807	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AL-URAIBY ALI	AL-DOORI FATIMAH	5807 DIVINE ST	MADISON, WI 53718	$238.90
081035302033	5811	Divine St	Linden 'Sweet Street' (Tilia americana 'Kromm')	CIPRIANO SAMUEL	ANDERSON SYDNEY	5811 DIVINE ST	MADISON, WI 53718	$238.90
081035302033	5811	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CIPRIANO SAMUEL	ANDERSON SYDNEY	5811 DIVINE ST	MADISON, WI 53718	$238.90
081035302041	5815	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SALZMAN, PAIGE	& BRANDON SALZMAN	5815 DIVINE ST	MADISON, WI 53718	$238.90
081035302041	5815	Divine St	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	SALZMAN, PAIGE	& BRANDON SALZMAN	5815 DIVINE ST	MADISON, WI 53718	$238.90
081035302059	5819	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LISHUAI HAO		5819 DIVINE ST	MADISON, WI 53718	$238.90
081035302059	5819	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	LISHUAI HAO		5819 DIVINE ST	MADISON, WI 53718	$238.90
081035302067	5823	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	DIALLO, THIERNO	& AISSATOU SOW	5823 DIVINE ST	MADISON, WI 53718	$238.90
081035302067	5823	Divine St	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	DIALLO, THIERNO	& AISSATOU SOW	5823 DIVINE ST	MADISON, WI 53718	$238.90
081035302075	5827	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BAH, MAMADOU	& SAWDATOU BAH	5827 DIVINE ST	MADISON, WI 53718	$238.90
081026360248	1942	Autumn Lake Pkwy	Tupelo (Nyssa sylvatica)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Elm 'New Harmony' (Ulmus americana 'New Harmony')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90

081026360248	1942	Autumn Lake Pkwy	Dawn Redwood (Metasequoia glyptostroboides)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Elm 'New Harmony' (Ulmus americana 'New Harmony')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Hackberry (Celtis occidentalis)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360842	2137	Waters Edge Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	JOHNSON PAUL THERON	JOHNSON DIANA LORINE	2137 WATERS EDGE TRAIL	MADISON, WI 53718	$238.90
081026360834	2141	Waters Edge Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PATRICK AND DENISE WATERS		2141 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026360826	2145	Waters Edge Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	STEVEN E. ROGERS LIVING T		2145 WATERS EDGE TRAIL	MADISON, WI 53718	$238.90
081026360818	2149	Waters Edge Trl	Hackberry (Celtis occidentalis)	KATHRYN V. SMITH		2149 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358277	2226	Waters Edge Trl	Hackberry (Celtis occidentalis)	WAYNE AND CYNTHIA		2226 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358285	2230	Waters Edge Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	BOYLAND PHYLLIS		2230 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358285	2230	Waters Edge Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BOYLAND PHYLLIS		2230 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358269	2162	Waters Edge Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	VAL LLC		6801 SOUTH TOWNE DRIVE	MADISON, WI 53713	$238.90
081026358243	2158	Waters Edge Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RUTH E. OCONNOR	THOMAS G. OCONNOR	2154 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358235	2150	Waters Edge Trl	Linden 'Sweet Street' (Tilia americana 'Kromm')	PATRICK F. SCHULTZ	RUTH G. SCHULTZ	2150 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358152	2146	Waters Edge Trl	Hackberry (Celtis occidentalis)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
070928105414	510	Sheldon St	REPL TO BE DETERMINED (TBD)	CARR JONES LIVING TRUST		510 SHELDON ST	MADISON, WI 53711-1947	$238.90
070828319157	9604	Winter Basil Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	RUETTEN JENNIFER		9604 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90

070828319157	9604	Winter Basil Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	RUETTEN JENNIFER		9604 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90
070828319157	9604	Winter Basil Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	RUETTEN JENNIFER		9604 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90
070828319165	9608	Winter Basil Dr	Yellow-Poplar (Liriodendron tulipifera)	MCCLOSKEY COLE	BAKER CLAIRE	9608 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90
070828319181	9616	Winter Basil Dr	Hackberry (Celtis occidentalis)	ROBERTS CASSANDRA L.		9616 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90
070828319206	9622	Winter Basil Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SAPKOTA PRADEEP	BARAL ASHMI	9626 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828319214	9630	Winter Basil Dr	Yellow-Poplar (Liriodendron tulipifera)	ADEFEMI ADEKEMI	EKPUNOBI NZUBE	9630 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316252	9629	Winter Basil Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PAGLIACCIO, JANESSA	MITCHELL THOMPSON	9633 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316278	9625	Winter Basil Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	LOUISE TESMER & WAYNE TE		9625 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316278	9621	Winter Basil Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LOUISE TESMER & WAYNE TE		9625 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316294	9617	Winter Basil Dr	Yellow-Poplar (Liriodendron tulipifera)	MORENO-SOLIS EUFROSINA	HERNANDEZ-SOLIS CARLOS	9617 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316319	9609	Winter Basil Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SRINIVASAN PRASANNA	CHANDRACHARY BHAVYA	9609 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316327	9605	Winter Basil Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	VALENCIA DE VALLE MARIETA	VALLE GRACIAS MIGUEL FRAN	9605 WINTER BASIL DR	VERONA, WI 53593	$238.90
070828316351	927	Quaking Aspen Rd	Swamp White Oak (Quercus bicolor)	LINDSEY TIMOTHY	& DOREEN LINDSEY	927 QUAKING ASPEN RD	VERONA, WI 53593	$238.90
070828316351	927	Quaking Aspen Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	LINDSEY TIMOTHY	& DOREEN LINDSEY	927 QUAKING ASPEN RD	VERONA, WI 53593	$238.90
070828316351	927	Quaking Aspen Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	LINDSEY TIMOTHY	& DOREEN LINDSEY	927 QUAKING ASPEN RD	VERONA, WI 53593	$238.90
070822209031	8557	Elderberry Rd	Hackberry (Celtis occidentalis)	SVASTIR LLC		810 SILVER SAGE TRL	MIDDLETON, WI 53562	$238.90
070822209031	8557	Elderberry Rd	Swamp White Oak (Quercus bicolor)	SVASTIR LLC		810 SILVER SAGE TRL	MIDDLETON, WI 53562	$238.90

060802203070	2803	Hickory Ridge Rd	Swamp White Oak (Quercus bicolor)	WARBYL LIVING TRUST		6507 TOTTENHAM RD	MADISON, WI 53711	$238.90
060802203070	2803	Hickory Ridge Rd	Hackberry (Celtis occidentalis)	WARBYL LIVING TRUST		6507 TOTTENHAM RD	MADISON, WI 53711	$238.90
070820107112	10406	Velvet Willow Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MAHTAB ALAM		10406 VELVET WILLOW RD	VERONA, WI 53593	$238.90
070821213033	544	Big Stone Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	KUECKER CHRISTOPHER	KUECKER MICHELLE JAMIE	544 BIG STONE TRL	MIDDLETON, WI 53562	$238.90
070828457014	9242	Valley View Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JUSUFI RAMIS AND FATMIRE		9242 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828456074	549	White Sky Pass	Elm 'New Horizon' (Ulmus 'New Horizon')	SWEET MARY	BYRNE DAVID	549 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456066	545	White Sky Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ZIA ZUHAIB		545 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456058	541	White Sky Pass	Linden 'Sweet Street' (Tilia americana 'Kromm')	WANG XUANJI	GAO NANCY	16 FAWN RIDGE CIRCLE	MIDDLETON, WI 53562	$238.90
070828456040	537	White Sky Pass	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	Withheld pursuant to sec.	Withheld pursuant to sec.	537 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456024	529	White Sky Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CHENG YVONNE		529 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456016	525	White Sky Pass	Linden 'Sweet Street' (Tilia americana 'Kromm')	COOPER ANDREW		525 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456016	525	White Sky Pass	Tupelo (Nyssa sylvatica)	COOPER ANDREW		525 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456016	525	White Sky Pass	Ironwood (Ostrya virginiana)	COOPER ANDREW		525 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828456199	9163	Honey Harvest Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456199	9163	Honey Harvest Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456199	9163	Honey Harvest Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456199	9163	Honey Harvest Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90

070828456199	9163	Honey Harvest Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456199	9163	Honey Harvest Ln	Shingle Oak (Quercus imbricaria)	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456199	9163	Honey Harvest Ln	Hackberry (Celtis occidentalis)	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456214	518	Lone Oak Ln	Ironwood (Ostrya virginiana)	MICHAEL L ZHOU	WEIJIA ZHOU	518 LONE OAK LN, LOT 625	VERONA, WI 53593	$238.90
070828456214	518	Lone Oak Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	MICHAEL L ZHOU	WEIJIA ZHOU	518 LONE OAK LN, LOT 625	VERONA, WI 53593	$238.90
070828457014	9242	Valley View Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	JUSUFI RAMIS AND FATMIRE		9242 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828448138	548	White Sky Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	NATHELLA GANESH	DASANI INDU	548 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448112	540	White Sky Pass	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	RAI, PRAKASH	& MANGALI MAYA RAI	540 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448104	536	White Sky Pass	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MARSALA CHRISTIAN		536 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448097	532	White Sky Pass	Katsura Tree (Cercidiphyllum japonicum)	ROJAS CHRISTIAN	GARCIA ISABEL	532 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448089	528	White Sky Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	JANG HYECHEOL		528 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448063	520	White Sky Pass	Hackberry (Celtis occidentalis)	YADAV AKSHAY	TRIVEDI UTKARSHA	520 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448055	516	White Sky Pass	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	HYUN JINHO	& SONIA HYUN	516 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448047	512	White Sky Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	KUIK, MATTHEW LEE	& MEGAN ANNE BUECHEL	512 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448039	508	White Sky Pass	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BOMAN, AMAYA		508 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448021	504	White Sky Pass	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RASMEY LY	SOPHANYA SOKHON	504 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448021	504	White Sky Pass	Linden 'Sweet Street' (Tilia americana 'Kromm')	RASMEY LY	SOPHANYA SOKHON	504 WHITE SKY PASS	VERONA, WI 53593	$238.90

070828448021	504	White Sky Pass	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	RASMEY LY	SOPHANYA SOKHON	504 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448013	563	Redan Dr	Tupelo (Nyssa sylvatica)	MINNAERT SYLVIA AND		563 REDAN DRIVE	VERONA, WI 53593	$238.90
070828448013	563	Redan Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	MINNAERT SYLVIA AND		563 REDAN DRIVE	VERONA, WI 53593	$238.90
070828448013	563	Redan Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	MINNAERT SYLVIA AND		563 REDAN DRIVE	VERONA, WI 53593	$238.90
070828448013	563	Redan Dr	Elm 'New Harmony' (Ulmus americana 'New Harmony')	MINNAERT SYLVIA AND		563 REDAN DRIVE	VERONA, WI 53593	$238.90
070828457220	9104	Valley View Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	DANIEL K. L'HEUREUX		3406 VALLEY CREEK CIR	MIDDLETON, WI 53562	$238.90
070828457220	9104	Valley View Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	DANIEL K. L'HEUREUX		3406 VALLEY CREEK CIR	MIDDLETON, WI 53562	$238.90
070828457220	9104	Valley View Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	DANIEL K. L'HEUREUX		3406 VALLEY CREEK CIR	MIDDLETON, WI 53562	$238.90
070828454101	537	Lone Oak Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	AMORE ANTHONY AND		537 LONE OAK LANE	VERONA, WI 53593	$238.90
070828454101	537	Lone Oak Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	AMORE ANTHONY AND		537 LONE OAK LANE	VERONA, WI 53593	$238.90
070828454094	533	Lone Oak Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	SILWAL GOKUL	SILWAL KAMALA K	533 LONE OAK LN	VERONA, WI 53593	$238.90
070828454086	529	Lone Oak Ln	Tupelo (Nyssa sylvatica)	PEGGY J. ELLEFSON		529 LONE OAK LN	VERONA, WI 53593	$238.90
070828456280	546	Lone Oak Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	SHER JESSICA F	ALICEA VICTOR T	546 LONE OAK LN	VERONA, WI 53593	$238.90
070828456256	534	Lone Oak Ln	Ironwood (Ostrya virginiana)	NEST OMELETTE, LLC		14254 N. 95TH ST	LONGMONT, CO 80501	$238.90
070828454078	525	Lone Oak Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	DURAND KEVIN		525 LONE OAK LANE	VERONA, WI 53593	$238.90
070828456248	530	Lone Oak Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	EAST SOUTH POINT LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456230	526	Lone Oak Ln	Swamp White Oak (Quercus bicolor)	KEMAL F MUDA	REHIMA D UKUSE	526 LONE OAK LN, LOT 627	VERONA, WI 53593	$238.90

070828454060	521	Lone Oak Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	Withheld pursuant to sec.	Withheld pursuant to sec.	521 LONE OAK LANE	VERONA, WI 53593	$238.90
070828456222	522	Lone Oak Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	NAVEEN KUMAR DEVARAJ	MADHUMITHA DHARMARAJ	522 LONE OAK LANE, LOT 62	VERONA, WI 53593	$238.90
070828456214	518	Lone Oak Ln	Katsura Tree (Cercidiphyllum japonicum)	MICHAEL L ZHOU	WEIJIA ZHOU	518 LONE OAK LN, LOT 625	VERONA, WI 53593	$238.90
070828454044	513	Lone Oak Ln	Swamp White Oak (Quercus bicolor)	KNECHT LOGAN W	KNECHT ASHLEY M	513 LONE OAK LANE	VERONA, WI 53593	$238.90
070828454036	509	Lone Oak Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SUSAN KEMPFER LIVING TRUS	KEMPFER SUSAN TRUSTEE	509 LONE OAK LANE	VERONA, WI 53593	$238.90
070828455175	9104	Honey Harvest Ln	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	BRUNTON EDWARD D		9104 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455175	9104	Honey Harvest Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	BRUNTON EDWARD D		9104 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455175	9104	Honey Harvest Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BRUNTON EDWARD D		9104 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828454028	505	Lone Oak Ln	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	LORAN RAKOVICA	DONJETA GASHI RAKOVICA	505 LONE OAK LN	MADISON, WI 53593	$238.90
070828437123	9260	Rustic Pine Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	OLOPADE ADEJUMOKE F	BEYDA JOSHUA J	9260 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828437131	9254	Rustic Pine Rd	Hackberry (Celtis occidentalis)	HANSON, THOMAS	& ANGELLICA LARA	9254 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828437149	9248	Rustic Pine Rd	Swamp White Oak (Quercus bicolor)	SCHULTZ COLIN		9248 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828437157	9242	Rustic Pine Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ILIFF, JAMES D. & STEPAHN		9242 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828437173	9230	Rustic Pine Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BAHUGUNA, DEVESH	& SHRUTI JUYAL	9230 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828437181	9224	Rustic Pine Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	ZHANG CHENHUA	WANG JIA	9224 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828437199	9218	Rustic Pine Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	HUANG, CHENGHONG	& EMILY BONDURANT	9218 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828437206	9212	Rustic Pine Rd	Chinkapin Oak (Quercus muehlenbergii)	RALSTON, GARY D.	& NORMA HAMMANN	9212 RUSTIC PINE RD	VERONA, WI 53593	$238.90

070828437214	9206	Rustic Pine Rd	Tupelo (Nyssa sylvatica)	JERG GAVIN	AND AARON JERG	9206 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828455018	9234	Honey Harvest Ln	Chinkapin Oak (Quercus muehlenbergii)	JULIANO DEBORAH ANN	JULIANO JOSEPH DONALD	9234 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455018	9234	Honey Harvest Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JULIANO DEBORAH ANN	JULIANO JOSEPH DONALD	9234 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828449011	9235	Rustic Pine Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	THE RITCHIE FAMILY TRUST		8668 E. QUARTZ MOUNTAIN	GOLD CANYON, AZ 85118	$238.90
070828449011	9235	Rustic Pine Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	THE RITCHIE FAMILY TRUST		8668 E. QUARTZ MOUNTAIN	GOLD CANYON, AZ 85118	$238.90
070828449011	9235	Rustic Pine Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	THE RITCHIE FAMILY TRUST		8668 E. QUARTZ MOUNTAIN	GOLD CANYON, AZ 85118	$238.90
070828449029	9231	Rustic Pine Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	STAUFFACHER, DAMON	& ROSALINDA CALDERON	9325 TAWNY ACORD DR	VERONA, WI 53593	$238.90
070828449037	9227	Rustic Pine Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	YE, FEI		113 LANCEFIELD RD	BALTIMORE, MD 21209	$238.90
070828449053	9219	Rustic Pine Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AWAD MUATAZ		9219 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828449061	9215	Rustic Pine Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CESNIK, SUSAN A.		9215 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828449079	9211	Rustic Pine Rd	Katsura Tree (Cercidiphyllum japonicum)	BRADSHAW ERIN AND MATTHEW		9211 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828449087	9207	Rustic Pine Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	OAKLEY, MATTHEW		9207 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828449095	9203	Rustic Pine Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	COOK BRYANT D.		9203 RUSTIC PINE ROAD	VERONA, WI 53593	$238.90
070828455018	9234	Honey Harvest Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	JULIANO DEBORAH ANN	JULIANO JOSEPH DONALD	9234 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455026	9230	Honey Harvest Ln	Katsura Tree (Cercidiphyllum japonicum)	WANG PEI	SONG WEIBIN	9230 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455034	9226	Honey Harvest Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	WANG KEVIN	DOKE TAYLOR	9226 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455050	9218	Honey Harvest Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CORPUS RACHEL AND VICTOR		9218 HONEY HARVEST LN	VERONA, WI 53593	$238.90

070828455068	9214	Honey Harvest Ln	Ironwood (Ostrya virginiana)	WORMAN NICHOLAS AND		9214 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455109	9132	Honey Harvest Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	EVANS ROBB		9132 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455117	9128	Honey Harvest Ln	Hackberry (Celtis occidentalis)	HOFFMAN KAI		9128 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455125	9124	Honey Harvest Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	GANJU SPARSH	BALIGA RASHMI	9124 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455133	9120	Honey Harvest Ln	Swamp White Oak (Quercus bicolor)	STAUFFACHER DAMON	CALDERON ROSALINDA	9235 TAWNY ACORN DR.	MADISON, WI 53593	$238.90
070828455141	9116	Honey Harvest Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	GUO DAVID	GUO ZHIHUI & LIU XIAOLING	9116 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455159	9112	Honey Harvest Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	OLSON BENJAMIN L		9112 HONEY HARVEST LANE	VERONA, WI 53593	$238.90
070828455167	9108	Honey Harvest Ln	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	SMITH STEVEN R		9108 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828455175	9104	Honey Harvest Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BRUNTON EDWARD D		9104 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828454010	501	Lone Oak Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	JESSICA AND JAMES HAGUE		501 LONE OAK LN, LOT 578	VERONA, WI 53593	$238.90
070828454010	501	Lone Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	JESSICA AND JAMES HAGUE		501 LONE OAK LN, LOT 578	VERONA, WI 53593	$238.90
070828454010	501	Lone Oak Ln	Swamp White Oak (Quercus bicolor)	JESSICA AND JAMES HAGUE		501 LONE OAK LN, LOT 578	VERONA, WI 53593	$238.90
070828438022	441	Lone Oak Ln	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	TYLER R SHEERAN		441 LONE OAK LN, LOT 310	VERONA, WI 53593	$238.90
070828438030	437	Lone Oak Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	MOHAMED A. ELNASHAR		437 LONE OAK LN, LOT 309	VERONA, WI 53593	$238.90
070828438048	433	Lone Oak Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	COLE RAGSDALE	ABIGAIL KLUIS	433 LONE OAK LN, LOT 308	VERONA, WI 53593	$238.90
070828438056	429	Lone Oak Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	JUAN AND CATALINA		429 LONE OAK LN, LOT 307	VERONA, WI 53593	$238.90
070828438064	425	Lone Oak Ln	Swamp White Oak (Quercus bicolor)	MADELEINE C HOELL	CHRISTIAN FUHRMANN	425 LONE OAK LN, LOT 306	VERONA, WI 53593	$238.90

070828438072	421	Lone Oak Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	PETER J WEBB	HALEY WEBB	421 LONE OAK LN, LOT 305	VERONA, WI 53593	$238.90
070828438080	417	Lone Oak Ln	Tupelo (Nyssa sylvatica)	HANNAH TAMMINGA	MATTHEW KEEFE	4022 MANCHESTER RD	MADISON, WI 53719	$238.90
070919411143	5113	Shawano Ter	Hackberry (Celtis occidentalis)	DETHORNE, LORI SCHACHT	JEFFREY D DETHORNE	5113 SHAWANO TER	MADISON, WI 53705-4728	$238.90
071005204153	501	Algoma St	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	HENNESSY MARY ELLEN	BERNARD MACDONALD	501 ALGOMA ST	MADISON, WI 53704	$238.90
071005320165	502	Welch Ave	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	STEWART ARCE TRUST		502 WELCH AVENUE	MADISON, WI 53704	$238.90
071005320165	502	Welch Ave	Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')	STEWART ARCE TRUST		502 WELCH AVENUE	MADISON, WI 53704	$238.90
070821408121	221	Little Bear Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	LUECKE, STEVEN & KATHRYN		221 LITTLE BEAR DR	MIDDLETON, WI 53562	$238.90
070821408121	221	Little Bear Dr	Hackberry (Celtis occidentalis)	LUECKE, STEVEN & KATHRYN		221 LITTLE BEAR DR	MIDDLETON, WI 53562	$238.90
070821404062	219	Fargo Trl	Yellow-Poplar (Liriodendron tulipifera)	PRABHAKARA RAJESH	TABJIL CHARITHA	219 FARGO TRAIL	MIDDLETON, WI 53562	$238.90
070821404062	219	Fargo Trl	Elm 'New Horizon' (Ulmus 'New Horizon')	PRABHAKARA RAJESH	TABJIL CHARITHA	219 FARGO TRAIL	MIDDLETON, WI 53562	$238.90
070821310011	9501	Spirit St	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Swamp White Oak (Quercus bicolor)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Elm 'New Horizon' (Ulmus 'New Horizon')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90

070821310011	9501	Spirit St	Chinkapin Oak (Quercus muehlenbergii)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Elm 'New Harmony' (Ulmus americana 'New Harmony')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Chinkapin Oak (Quercus muehlenbergii)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Katsura Tree (Cercidiphyllum japonicum)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070821310011	9501	Spirit St	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
070817402137	10022	Shadow Ridge Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070817402137	10022	Shadow Ridge Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90

070817403010	10021	Shadow Ridge Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070817403010	10021	Shadow Ridge Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070817403010	10021	Shadow Ridge Trl	Hackberry (Celtis occidentalis)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070817402103	811	Schewe Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HARRIS, ANDY	& HANNAH HARRIS	9517 BEVERLY PL	WAUWATOSA, WI 53226	$238.90
070817402103	811	Schewe Rd	Hackberry (Celtis occidentalis)	HARRIS, ANDY	& HANNAH HARRIS	9517 BEVERLY PL	WAUWATOSA, WI 53226	$238.90
070817402096	815	Schewe Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	WOZNIAK ANDREA AND		3746 CARDINAL POINT TRAI	VERONA, WI 53593	$238.90
070817402088	815	Schewe Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	LIU, HUI & PENG		725 QUIET POND DR	VERONA, WI 53593	$238.90
070817402088	819	Schewe Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LIU, HUI & PENG		725 QUIET POND DR	VERONA, WI 53593	$238.90
070817402070	823	Schewe Rd	Hackberry (Celtis occidentalis)	CALE COOPER AND ALLYSA CO		9 CORNUCOPIA COURT	MADISON, WI 53719	$238.90
070817402062	823	Schewe Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	VASUDEVAN, VENKATRAGHAV	& VASANTHI VASUDEVAN	1016 SARATOGA CIR	CARMEL, IN 46280	$238.90
070817402062	827	Schewe Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	VASUDEVAN, VENKATRAGHAV	& VASANTHI VASUDEVAN	1016 SARATOGA CIR	CARMEL, IN 46280	$238.90
070817402054	831	Schewe Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CHEN HAOQI	ZHENG CAIHONG	831 SCHEWE ROAD	MIDDLETON, WI 53562	$238.90
070817402054	831	Schewe Rd	Hackberry (Celtis occidentalis)	CHEN HAOQI	ZHENG CAIHONG	831 SCHEWE ROAD	MIDDLETON, WI 53562	$238.90
070817402046	839	Schewe Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	D'ORAZIO DAVID L. AND JIL		835 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402046	835	Schewe Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	D'ORAZIO DAVID L. AND JIL		835 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402038	839	Schewe Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	OWEN LIVING TRUST DATED J		839 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402020	843	Schewe Rd	Hackberry (Celtis occidentalis)	SHIELDS, DEBORAH KAY	ROBERT DAVID FELDMAN	843 SCHEWE RD	MADISON, WI 53562	$238.90

070817402020	843	Schewe Rd	Swamp White Oak (Quercus bicolor)	SHIELDS, DEBORAH KAY	ROBERT DAVID FELDMAN	843 SCHEWE RD	MADISON, WI 53562	$238.90
070817402012	847	Schewe Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	JILL PAUL STIEGLER, TRUST		847 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402012	847	Schewe Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	JILL PAUL STIEGLER, TRUST		847 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402012	847	Schewe Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JILL PAUL STIEGLER, TRUST		847 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402012	847	Schewe Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	JILL PAUL STIEGLER, TRUST		847 SCHEWE RD	MIDDLETON, WI 53562	$238.90
070817402012	847	Schewe Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	JILL PAUL STIEGLER, TRUST		847 SCHEWE RD	MIDDLETON, WI 53562	$238.90
071009207062	506	Ring St	Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')	RAY, LINDA		506 RING ST	MADISON, WI 53714	$238.90
070829401060	616	Birch Blossom Rd	Hackberry (Celtis occidentalis)	HARMER, RUTHANNE		616 BIRCH BLOSSOM RD	VERONA, WI 53593	$238.90
081026438160	1807	August Moon Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	JAMMEH MUSU J.	DIBBA LAMIN M.	1807 AUGUST MOON DRIVE	MADISON, WI 53718	$238.90
081026438178	1811	August Moon Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	GANSHERT MELISSA	STERUD DARREN	1811 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438178	1811	August Moon Dr	Yellow-Poplar (Liriodendron tulipifera)	GANSHERT MELISSA	STERUD DARREN	1811 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438186	1815	August Moon Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JORDAN RAINER	ANNEMARIE MULARSKI	1815 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438186	1815	August Moon Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	JORDAN RAINER	ANNEMARIE MULARSKI	1815 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438011	1819	August Moon Dr	Yellow-Poplar (Liriodendron tulipifera)	FILIPKOWSKI SCOTT AND KEL		1819 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438011	1819	August Moon Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FILIPKOWSKI SCOTT AND KEL		1819 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026438011	1819	August Moon Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FILIPKOWSKI SCOTT AND KEL		1819 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026437120	1901	August Moon Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	ANGELA GILLE		1901 AUGUST MOON DR	MADISON, WI 53718	$238.90

081026437120	1901	August Moon Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ANGELA GILLE		1901 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026437120	1901	August Moon Dr	Yellow-Poplar (Liriodendron tulipifera)	ANGELA GILLE		1901 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026437138	1905	August Moon Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HEATHER AND GARRETT BUTLE		1905 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026437138	1905	August Moon Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	HEATHER AND GARRETT BUTLE		1905 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026422220	1906	August Moon Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	YINGYU GAO		1906 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026422220	1906	August Moon Dr	Yellow-Poplar (Liriodendron tulipifera)	YINGYU GAO		1906 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026422197	1824	August Moon Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ALLIE AND CHRISTIAN ALBER		1824 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026422189	1820	August Moon Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	DERRICK LAMONT TAYLOR		1820 AUGUST MOON DR	MADISON, WI 53718	$238.90
081026422171	1816	August Moon Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	VAL LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
081026422163	1812	August Moon Dr	Yellow-Poplar (Liriodendron tulipifera)	VAL LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
081026422113	5924	Woodbine Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	VAL LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
081026422113	5924	Woodbine Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	VAL LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
060804208135	9728	Grey Kestrel Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	ANDERSON KARISSA	SELBACH KRISTEN	9728 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804208127	9724	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MUELLER, JILL H	JEREMY J MUELLER	9724 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804208127	9724	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	MUELLER, JILL H	JEREMY J MUELLER	9724 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804208143	9732	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	MURRAY TRUST,	WILLIAM & TRACY	9732 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804208143	9732	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	MURRAY TRUST,	WILLIAM & TRACY	9732 GREY KESTREL DR	VERONA, WI 53593	$238.90

060804208151	9736	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SMITH ROGER O.	IMHOFF-SMITH GEORGIA	2717 CHATSWORTH	WAUKESHA, WI 53188	$238.90
060804212011	2012	Besra Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	TIMOTHY AND LAUREN DREGER		2012 BESRA DR	VERONA, WI 53593	$238.90
060804212011	2012	Besra Dr	Hackberry (Celtis occidentalis)	TIMOTHY AND LAUREN DREGER		2012 BESRA DR	VERONA, WI 53593	$238.90
060804212011	2012	Besra Dr	Chinkapin Oak (Quercus muehlenbergii)	TIMOTHY AND LAUREN DREGER		2012 BESRA DR	VERONA, WI 53593	$238.90
060804212029	2016	Besra Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	OLIPHANT, MICHAEL J	& JONI L OLIPHANT	2016 BESRA DR	VERONA, WI 53593	$238.90
060804211071	9727	Grey Kestrel Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SIPSMA TRUST		9727 GREY KESTRL DR	VERONA, WI 53593	$238.90
060804211071	9727	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	SIPSMA TRUST		9727 GREY KESTRL DR	VERONA, WI 53593	$238.90
060804211071	9727	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	SIPSMA TRUST		9727 GREY KESTRL DR	VERONA, WI 53593	$238.90
060804211063	9723	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	THOMPSON OLUDAISI ALBERT	THOMPSON MARINA	9723 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804211055	9719	Grey Kestrel Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	ANTHONY G. AND MEGAN I. R		9719 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804211047	9715	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	BENCK, CHARLES J		9715 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804211021	9707	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	ZHANG REV LIV TR, HUIYU		9707 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804211013	9703	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	NEAVES, DAVID E	& JENNIFER STARK	9703 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804211013	9703	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	NEAVES, DAVID E	& JENNIFER STARK	9703 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804211013	9703	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	NEAVES, DAVID E	& JENNIFER STARK	9703 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804209159	9630	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	LARSON, GREGORY N &	GREG & KATHLEEN'S	9630 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804209133	9622	Grey Kestrel Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	LEE KIN HO HENRY	KIM JEANNIE J	9622 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90

060804209084	9602	Grey Kestrel Dr	Swamp White Oak (Quercus bicolor)	PRIEVE STEPHEN R.	CASTELAZ MCALLISTER	9602 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804209084	9602	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PRIEVE STEPHEN R.	CASTELAZ MCALLISTER	9602 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804209084	9602	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	PRIEVE STEPHEN R.	CASTELAZ MCALLISTER	9602 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804209084	9602	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	PRIEVE STEPHEN R.	CASTELAZ MCALLISTER	9602 GREY KESTREL DR	VERONA, WI 53593	$238.90
060804209159	9630	Grey Kestrel Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	LARSON, GREGORY N &	GREG & KATHLEEN'S	9630 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804209159	9630	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	LARSON, GREGORY N &	GREG & KATHLEEN'S	9630 GREY KESTREL DRIVE	VERONA, WI 53593	$238.90
060804208094	9702	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	River Birch (Betula nigra)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	River Birch (Betula nigra)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90

060804208094	9702	Grey Kestrel Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
060804208094	9702	Grey Kestrel Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070821404062	219	Fargo Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PRABHAKARA RAJESH	TABJIL CHARITHA	219 FARGO TRAIL	MIDDLETON, WI 53562	$238.90
060804208094	9702	Grey Kestrel Dr	River Birch (Betula nigra)	CITY OF MADISON PARKS	KESTREL PARK	330 E LAKESIDE ST	MADISON, WI 53715	$238.90
070821303016	102	Veritas Dr	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	River Birch (Betula nigra)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Catalpa Spp. (Catalpa Species)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Swamp White Oak (Quercus bicolor)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90

070821303016	102	Veritas Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Tupelo (Nyssa sylvatica)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Catalpa Spp. (Catalpa Species)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Chinkapin Oak (Quercus muehlenbergii)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821303016	102	Veritas Dr	Catalpa Spp. (Catalpa Species)	RISING STARS HOLDING	MIDDLETON LLC	102 PRAIRIE OAKS DR	VERONA, WI 53593	$238.90
070821310011	9501	Spirit St	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEVIEW DR	APPLETON, WI 54911	$238.90
081026360248	1942	Autumn Lake Pkwy	Yellow-Poplar (Liriodendron tulipifera)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Dawn Redwood (Metasequoia glyptostroboides)	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026360248	1942	Autumn Lake Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026358144	2142	Waters Edge Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	GEORGANN KRAMER	SETH AND KELLY TOMLINSON	2142 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358136	2138	Waters Edge Trl	Hackberry (Celtis occidentalis)	ALISON MAICKE		2138 WATERS EDGE TRL, LOT	MADISON, WI 53718	$238.90
081026358128	2134	Waters Edge Trl	Sugar Maple 'Green Mountain' (Acer saccharum 'Green Mountain')	CHUNG DONG SUK		2134 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358110	2130	Waters Edge Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PERKINS LYNN		2130 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358110	2130	Waters Edge Trl	Elm 'New Harmony' (Ulmus americana 'New Harmony')	PERKINS LYNN		2130 WATERS EDGE TRL	MADISON, WI 53718	$238.90

081026358110	2130	Waters Edge Trl	Linden 'Sweet Street' (Tilia americana 'Kromm')	PERKINS LYNN		2130 WATERS EDGE TRL	MADISON, WI 53718	$238.90
081026358102	5538	Maddy Pass	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BUTEYN-SOEBY BRIAN P.	& LUKE J. BUTEYN-SOEBY	5538 MADDY PASS	MADISON, WI 53718	$238.90
081026358102	5538	Maddy Pass	Swamp White Oak (Quercus bicolor)	BUTEYN-SOEBY BRIAN P.	& LUKE J. BUTEYN-SOEBY	5538 MADDY PASS	MADISON, WI 53718	$238.90
081026358102	5538	Maddy Pass	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BUTEYN-SOEBY BRIAN P.	& LUKE J. BUTEYN-SOEBY	5538 MADDY PASS	MADISON, WI 53718	$238.90
081026358087	5530	Maddy Pass	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	ROGERS EMILY AND ERIC		5530 MADDY PASS	MADISON, WI 53718	$238.90
081026358079	5526	Maddy Pass	Yellow-Poplar (Liriodendron tulipifera)	TRAN, DOMINIC		5526 MADDY PASS	MADISON, WI 53718	$238.90
081026358061	5522	Maddy Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	BLOCK KEVIN C		5522 MADDY PASS	MADISON, WI 53718	$238.90
081026358045	5514	Maddy Pass	Dawn Redwood (Metasequoia glyptostroboides)	CHOUDHURY FARAZ	DYER CRYSTINA	5514 MADDY PASS	MADISON, WI 53718	$238.90
081026358037	5510	Maddy Pass	Yellow-Poplar (Liriodendron tulipifera)	KUBAL, ROSEMARY	& TIMOTHY KUBAL	5510 MADDY PASS	MADISON, WI 53718	$238.90
081026358029	5506	Maddy Pass	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MORONES MARTINEZ OMAR		5506 MADDY PASS	MADISON, WI 53718	$238.90
081026357229	1908	Autumn Lake Pkwy	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Catalpa Spp. (Catalpa Species)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90

081026357013	5603	Golden Dusk Pkwy	Chinkapin Oak (Quercus muehlenbergii)	CARPENTER ROBERT		5603 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357021	5607	Golden Dusk Pkwy	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	GOEBEL JACOB	ROBERTSON KIMBERLY	5607 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357039	5611	Golden Dusk Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HERGES SARAH	MIRABELLA MATTHEW	5611 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357047	5615	Golden Dusk Pkwy	Swamp White Oak (Quercus bicolor)	KOTH LAUREN	MCMANNERS KYLE	5615 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357055	5619	Golden Dusk Pkwy	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	AMIN AYUSH AND URVI		5619 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357063	5623	Golden Dusk Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SHEETZ MICHAEL	BRAHOS MARY	5623 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357071	5627	Golden Dusk Pkwy	Chinkapin Oak (Quercus muehlenbergii)	NIDHAL ABAZA		5627 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357089	5631	Golden Dusk Pkwy	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	CRAGER DEBBIE		5631 GOLDEN DUSK PKWY	MADISON, WI 53718	$238.90
081026357229	1908	Autumn Lake Pkwy	Hackberry (Celtis occidentalis)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026357229	1908	Autumn Lake Pkwy	Elm 'New Harmony' (Ulmus americana 'New Harmony')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
081026359019	5520	Golden Dusk Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026359019	5520	Golden Dusk Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	D&R INVESTMENTS III		7813 COBBLESTONE CIR	MIDDLETON, WI 53562	$238.90
081026358011	5502	Maddy Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	MOHAMMED, RASHEEN J B		5502 MADDY PASS	MADISON, WI 53718	$238.90
070820108011	10441	Velvet Willow Rd	Hackberry (Celtis occidentalis)	LI NAN	SHENG JINGXI	10441 VELVET WILLOW ROAD	VERONA, WI 53593	$238.90
070820108011	10441	Velvet Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LI NAN	SHENG JINGXI	10441 VELVET WILLOW ROAD	VERONA, WI 53593	$238.90
070820108011	10441	Velvet Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	LI NAN	SHENG JINGXI	10441 VELVET WILLOW ROAD	VERONA, WI 53593	$238.90
070820108011	10441	Velvet Willow Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	LI NAN	SHENG JINGXI	10441 VELVET WILLOW ROAD	VERONA, WI 53593	$238.90

070820105132	417	Clear Pond Way	Hackberry (Celtis occidentalis)	MURA JYOSTNA	BEHARA SRINIVAS	417 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820105132	417	Clear Pond Way	Swamp White Oak (Quercus bicolor)	MURA JYOSTNA	BEHARA SRINIVAS	417 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820105140	503	Windy Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	BRIAN SUCHY	MARIA SUCHY	503 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105140	503	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	BRIAN SUCHY	MARIA SUCHY	503 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105140	503	Windy Willow Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	BRIAN SUCHY	MARIA SUCHY	503 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070828448138	548	White Sky Pass	Tatarian Maple 'Hot Wings' (Aesculus tataricum 'GarAnn')	NATHELLA GANESH	DASANI INDU	548 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828448138	548	White Sky Pass	Redbud (Cercis canadensis)	NATHELLA GANESH	DASANI INDU	548 WHITE SKY PASS	VERONA, WI 53593	$238.90
070828457022	9238	Valley View Rd	Cherry 'Pink Flair' (Prunus sargentii 'JFSKW58')	THAO THAI	GUTIERREZ BRAVO SHARICK	9238 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457048	9230	Valley View Rd	Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')	TRIPLETT ELIZABETH		9230 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457064	9222	Valley View Rd	Crabapple 'Royal Raindrops' (Malus 'Royal Raindrops')	WANG JESSICA		9222 VALLEY VIEW ROAD	VERONA, WI 53593	$238.90
070828457080	9214	Valley View Rd	Tatarian Maple 'Hot Wings' (Aesculus tataricum 'GarAnn')	TAMADA DAIKI AND TOMOMI		9214 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457105	9206	Valley View Rd	Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')	MORILLO WALDELY	PICHARDO HERIM PARRA	9206 VALLEY VIEW ROAD	VERONA, WI 53593	$238.90
070828457139	9140	Valley View Rd	Crabapple 'Royal Raindrops' (Malus 'Royal Raindrops')	RAWSON MICHAEL AND		9140 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457155	9132	Valley View Rd	Tatarian Maple 'Hot Wings' (Aesculus tataricum 'GarAnn')	MUSSETT JAKE S.		9132 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457163	9128	Valley View Rd	Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')	O'NEAL JASON D		9128 VALLEY VIEW ROAD	VERONA, WI 53593	$238.90
070828457204	9112	Valley View Rd	Tatarian Maple 'Hot Wings' (Aesculus tataricum 'GarAnn')	JOHN S. DAVALOS LOPEZ		9112 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457220	9104	Valley View Rd	Cherry 'Pink Flair' (Prunus sargentii 'JFSKW58')	DANIEL K. L'HEUREUX		3406 VALLEY CREEK CIR	MIDDLETON, WI 53562	$238.90

070828457212	9108	Valley View Rd	Crabapple 'Royal Raindrops' (Malus 'Royal Raindrops')	MANDEEP KAUR MANAK	NIRBHAI PANGLI	9108 VALLEY VIEW RD, LOT	VERONA, WI 53593	$238.90
070828454101	537	Lone Oak Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	AMORE ANTHONY AND		537 LONE OAK LANE	VERONA, WI 53593	$238.90
070828437165	9236	Rustic Pine Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	REGMI NARENDRA	KATUWAL AASTHA	9236 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828449045	9223	Rustic Pine Rd	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	ZHENG KRISTIN SIRAN		9223 RUSTIC PINE RD	VERONA, WI 53593	$238.90
070828456199	9163	Honey Harvest Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828455092	9202	Honey Harvest Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	GAO YU	LIU YUNXIA	9202 HONEY HARVEST LN	VERONA, WI 53593	$238.90
070828456199	9163	Honey Harvest Ln	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	EAST SOUTH POINT LLC	LANDBANC VENTURES LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
070828456264	538	Lone Oak Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	RAQAB HISHAM	BDAIR ALA	538 LONE OAK LANE	VERONA, WI 53593	$238.90
060802203070	2803	Hickory Ridge Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	WARBYL LIVING TRUST		6507 TOTTENHAM RD	MADISON, WI 53711	$238.90
070828413082	622	Little Dove Trl	Linden 'Sweet Street' (Tilia americana 'Kromm')	GILBERTSON FORREST E.	GILBERTSON AMBER E.	622 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070828413074	618	Little Dove Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	TRISCARI JOHN	TRISCARI NICOLE	618 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070828413066	614	Little Dove Trl	Hackberry (Celtis occidentalis)	POOJA SHAH	RAVI RAJANI	614 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070828462013	9272	Gentle Feather Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RICHTER STEVEN	DUTTA POORNA	9272 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828462021	9268	Gentle Feather Rd	Hackberry (Celtis occidentalis)	DAVID NIELSEN-FRANCO	JIWON SEO	9268 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828462039	9264	Gentle Feather Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MICHAEL ANDERSON	CLAIRE LITTLE	9264 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828462047	9260	Gentle Feather Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	BALAJI RAO GEDDADI	VAISHNAVI MANGAPATHI	9260 GENTLE FEATHER RD, L	VERONA, WI 53593	$238.90
070828462063	9252	Gentle Feather Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	EAST SOUTH POINT LLC		6801 SOUTH TOWNE DR,	MADISON, WI 53713	$238.90

070828421225	9251	Gentle Feather Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ANTHONY O'HARE		5610 MENDOTA DR	MIDDLETON, WI 53562	$238.90
070828421217	9259	Gentle Feather Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	DANA HARRISON		9259 GENTLE FEATHER ROAD	VERONA, WI 53593	$238.90
070828421209	9267	Gentle Feather Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	O'HERRON DAWN		9263 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828421184	9271	Gentle Feather Rd	Kentucky Coffeetree 'Decaf' (Gymnocladus dioicus 'McKBranched')	SCHMITT CHRISTIN		9271 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828462013	9272	Gentle Feather Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	RICHTER STEVEN	DUTTA POORNA	9272 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828421176	9275	Gentle Feather Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	RONALD AND KATHARINE		9275 GENTLE FEATHER RD	VERONA, WI 53593	$238.90
070828413090	626	Little Dove Trl	Swamp White Oak (Quercus bicolor)	ZINCK MARK AND MICHELLE		626 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070828413090	626	Little Dove Trl	Elm 'New Horizon' (Ulmus 'New Horizon')	ZINCK MARK AND MICHELLE		626 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070820119068	601	Windy Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	LIU ALEXANDER	SARAH SCHUBERT	601 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119068	601	Windy Willow Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	LIU ALEXANDER	SARAH SCHUBERT	601 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119068	601	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	LIU ALEXANDER	SARAH SCHUBERT	601 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119068	601	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	LIU ALEXANDER	SARAH SCHUBERT	601 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120057	602	Windy Willow Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	SILVER, BETH	& SPENCER INSOLIA	602 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120057	602	Windy Willow Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	SILVER, BETH	& SPENCER INSOLIA	602 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120057	602	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	SILVER, BETH	& SPENCER INSOLIA	602 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120057	602	Windy Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SILVER, BETH	& SPENCER INSOLIA	602 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119076	605	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LEE CHANGHEE	KOO JIWAN	605 WINDY WILLOW RD	VERONA, WI 53593	$238.90

070820120031	610	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	NICHOLAS AND KAYLA LUND		610 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120023	614	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KARUPAKULA BRAMHANANDA	SUDUGU JYOTHI	614 WINDY WILLOW ROAD	VERONA, WI 53593	$238.90
070820119084	609	Windy Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	KATHRYN-ANN E. LOVE	NICHOLAS M. OBEE	609 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119092	613	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	YANG HEUI SUNG	KIM YOONA	613 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119109	617	Windy Willow Rd	Chinkapin Oak (Quercus muehlenbergii)	JOHN AND LARK REASONER		617 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120015	618	Windy Willow Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	RANGASAMY RUPHA PRIYA	MUTHUSWAMY SHANMUGA S	618 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105190	523	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	COX MARY MARGARET		523 WINDY WILLOW ROAD	VERONA, WI 53593	$238.90
070820105182	519	Windy Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	COBURN SCOTT K	COBURN TAMARA J	519 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104051	520	Windy Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	SAYEEKRISHNAN SAIPREETHY	MANIVASAGAM NIRANJAN	520 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104069	516	Windy Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KOHLMANN TAYLOR		516 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820105174	515	Windy Willow Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	ANUBHAV GUPTA	ROMIKA SINGH	515 WINDY WILLOW ROAD	VERONA, WI 53593	$238.90
070820105166	511	Windy Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	CZARNY JENNIFER		511 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104077	512	Windy Willow Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	MICHAEL R. AND JANET B. G		7601 UNIVERSITY AVE, STE	MIDDLETON, WI 53562	$238.90
070820104077	512	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	MICHAEL R. AND JANET B. G		7601 UNIVERSITY AVE, STE	MIDDLETON, WI 53562	$238.90
070820105158	507	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	BRANDON HERNANDEZ	ALYSSA REDING	507 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820104085	505	Clear Pond Way	Hackberry (Celtis occidentalis)	COLEY RUSSELL	COLEY PATRICIA M.	505 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820104085	505	Clear Pond Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	COLEY RUSSELL	COLEY PATRICIA M.	505 CLEAR POND WAY	VERONA, WI 53593	$238.90

070820104085	505	Clear Pond Way	Swamp White Oak (Quercus bicolor)	COLEY RUSSELL	COLEY PATRICIA M.	505 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820104085	505	Clear Pond Way	Elm 'New Horizon' (Ulmus 'New Horizon')	COLEY RUSSELL	COLEY PATRICIA M.	505 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820103079	506	Clear Pond Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PATIL SWANAND	CHAUDHARI ANKITA	506 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820103087	502	Clear Pond Way	Hackberry (Celtis occidentalis)	REIMER RYAN AND ASHLEY		502 CLEAR POND WAY	VERONA, WI 53593	$238.90
060804106165	9319	Ashworth Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PINKOVITZ, NATALIE C		9114 SILVERSTONE LN	VERONA, WI 53593	$238.90
070828319173	9612	Winter Basil Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MUCHA MAXWELL E		9612 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90
070828438105	401	Lone Oak Ln	Sweetgum 'Moraine' (styracifua)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070828438105	401	Lone Oak Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070828438105	401	Lone Oak Ln	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
070828438105	401	Lone Oak Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90
071002315119	5911	Saturn Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	MAKOWSKI MATTHEW	WALSH KATELYN D.	5911 SATURN DR	MADISON, WI 53718	$238.90
071002315119	5911	Saturn Dr	Chinkapin Oak (Quercus muehlenbergii)	MAKOWSKI MATTHEW	WALSH KATELYN D.	5911 SATURN DR	MADISON, WI 53718	$238.90
071002315127	5915	Saturn Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MUKENDI STEPHANIE		5915 SATURN DRIVE	MADISON, WI 53718	$238.90
071002315127	5915	Saturn Dr	Chinkapin Oak (Quercus muehlenbergii)	MUKENDI STEPHANIE		5915 SATURN DRIVE	MADISON, WI 53718	$238.90
071002315127	5915	Saturn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MUKENDI STEPHANIE		5915 SATURN DRIVE	MADISON, WI 53718	$238.90
071002315135	406	Orion Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	DIBASEY ISATOU	JAITEH SULAYMAN Y.	406 ORION TRAIL	MADISON, WI 53718	$238.90
071002315143	410	Orion Trl	Swamp White Oak (Quercus bicolor)	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90

071002315143	410	Orion Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
071002315151	414	Orion Trl	Chinkapin Oak (Quercus muehlenbergii)	STAUBER SAMUEL C.	STAUBER CASSANDRA L.	414 ORION TRAIL	MADISON, WI 53718	$238.90
071002315169	418	Orion Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	REDDIG NOAH	LE NANCY	418 ORION TRAIL	MADISON, WI 53718	$238.90
071002315177	422	Orion Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	AXEL L. SHARP	ROBERT SHARP	422 ORION TRL	MADISON, WI 53718	$238.90
071002316050	421	Orion Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MICHEL MUKENDI		421 ORION TRL	MADISON, WI 53718	$238.90
071002316050	421	Orion Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MICHEL MUKENDI		421 ORION TRL	MADISON, WI 53718	$238.90
071002316068	417	Orion Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
071002316076	413	Orion Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MASON BECKER	KELLI GREEN	413 ORION TRL	MADISON, WI 53718	$238.90
071002316076	413	Orion Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MASON BECKER	KELLI GREEN	413 ORION TRL	MADISON, WI 53718	$238.90
071002316084	409	Orion Trl	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	TENZIN KUNGA	KELSANG TSOMO	409 ORION TRL	MADISON, WI 53718	$238.90
071002316092	405	Orion Trl	Swamp White Oak (Quercus bicolor)	Withheld pursuant to sec.	Withheld pursuant to sec.	405 ORION TRL	MADISON, WI 53718	$238.90
071002316109	401	Orion Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
071002316109	401	Orion Trl	Swamp White Oak (Quercus bicolor)	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
071002316109	401	Orion Trl	Elm 'New Harmony' (Ulmus americana 'New Harmony')	MREC VH GRANDVIEW	LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713	$238.90
071002314096	5926	Saturn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SALEH ALI	RAJA MEHAK ZAFAR	5926 SATURN DRIVE	MADISON, WI 53718	$238.90
071002314129	5914	Saturn Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	MURPHY ANNE		5914 SATURN DR	MADISON, WI 53718	$238.90
071002314137	5910	Saturn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	KRISTA KUHLMAN		5910 SATURN DR	MADISON, WI 53718	$238.90

071002314145	5906	Saturn Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	JOHNSON HILLARY	ZUEHLS CURTIS	5906 SATURN DRIVE	MADISON, WI 53718	$238.90
071002314161	402	Hercules Trl	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	KRYSINSKI NICHOLAS		402 HERCULES TRAIL	MADISON, WI 53718	$238.90
071002314179	406	Hercules Trl	Elm 'New Horizon' (Ulmus 'New Horizon')	JORDAN RIGERT	MALLORY SHRIMP	406 HERCULES TRL	MADISON, WI 53718	$238.90
081035303015	5703	Eternity Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	987	Wisdom Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	983	Wisdom Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	979	Wisdom Rd	Swamp White Oak (Quercus bicolor)	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	975	Wisdom Rd	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5703	Eternity Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5715	Eternity Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5719	Eternity Dr	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5721	Eternity Dr	Swamp White Oak (Quercus bicolor)	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5723	Eternity Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	918	Canter Dr	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	918	Canter Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
081035303015	5707	Eternity Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SIMPLY HOMES PROPERTY	MANAGEMENT LLC	5117 BUTTERFIELD DR	MADISON, WI 53704	$238.90
070828438105	401	Lone Oak Ln	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	$238.90

070828413066	614	Little Dove Trl	Chinkapin Oak (Quercus muehlenbergii)	POOJA SHAH	RAVI RAJANI	614 LITTLE DOVE TRL	VERONA, WI 53593	$238.90
070820408099	10510	EMERALD ELM RD	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PERKINS LAURIE J	LAW STEVEN C	10510 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820408099	10510	EMERALD ELM RD	Swamp White Oak (Quercus bicolor)	PERKINS LAURIE J	LAW STEVEN C	10510 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820408081	10506	EMERALD ELM RD	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	LAI SARAH	LAU JOHNMARK	5617 BRENDAN AVE	FITCHBURG, WI 53711	$238.90
070820408081	10506	EMERALD ELM RD	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LAI SARAH	LAU JOHNMARK	5617 BRENDAN AVE	FITCHBURG, WI 53711	$238.90
070820408073	10502	EMERALD ELM RD	Linden 'Sweet Street' (Tilia americana 'Kromm')	RIELLY, ASHLEY		10502 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820408073	10502	EMERALD ELM RD	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RIELLY, ASHLEY		10502 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820412024	10509	EMERALD ELM RD	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	HOFFMANN NICHOLAS AND		6940 COUNTRY LANE	MADISON, WI 53719	$238.90
070820412024	10509	EMERALD ELM RD	Linden 'Sweet Street' (Tilia americana 'Kromm')	HOFFMANN NICHOLAS AND		6940 COUNTRY LANE	MADISON, WI 53719	$238.90
070820412032	10505	EMERALD ELM RD	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	EMILY BACKES	PATRICTK PITTS	10505 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820412040	10501	EMERALD ELM RD	Swamp White Oak (Quercus bicolor)	AKSHAY RAGHU	KALYANI VENKATRAMAN	2914 BULWER LN	FITCHBURG, WI 53711	$238.90
070820412040	10501	EMERALD ELM RD	Hackberry (Celtis occidentalis)	AKSHAY RAGHU	KALYANI VENKATRAMAN	2914 BULWER LN	FITCHBURG, WI 53711	$238.90
070820412040	10501	EMERALD ELM RD	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AKSHAY RAGHU	KALYANI VENKATRAMAN	2914 BULWER LN	FITCHBURG, WI 53711	$238.90
070820412040	10501	EMERALD ELM RD	Ginkgo 'Autumn Gold' (Ginkgo biloba 'Autumn Gold')	AKSHAY RAGHU	KALYANI VENKATRAMAN	2914 BULWER LN	FITCHBURG, WI 53711	$238.90
070820412040	10501	EMERALD ELM RD	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	AKSHAY RAGHU	KALYANI VENKATRAMAN	2914 BULWER LN	FITCHBURG, WI 53711	$238.90
070820408073	10502	EMERALD ELM RD	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	RIELLY, ASHLEY		10502 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820408073	10502	EMERALD ELM RD	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	RIELLY, ASHLEY		10502 EMERALD ELM RD	VERONA, WI 53593	$238.90

070820408073	10502	EMERALD ELM RD	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	RIELLY, ASHLEY		10502 EMERALD ELM RD	VERONA, WI 53593	$238.90
070820408015	226	Clear Pond Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BANSAL ROHIT	THANVI PRITI	641 BEAR CLAW WAY	MIDDLETON, WI 53562	$238.90
070820408015	226	Clear Pond Way	Chinkapin Oak (Quercus muehlenbergii)	BANSAL ROHIT	THANVI PRITI	641 BEAR CLAW WAY	MIDDLETON, WI 53562	$238.90
070820408015	226	Clear Pond Way	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	BANSAL ROHIT	THANVI PRITI	641 BEAR CLAW WAY	MIDDLETON, WI 53562	$238.90
070820401019	402	Clear Pond Way	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	DANIELS DANIEL PRESCOTT	DANIELS KRISTA	402 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820401019	402	Clear Pond Way	Linden 'Sweet Street' (Tilia americana 'Kromm')	DANIELS DANIEL PRESCOTT	DANIELS KRISTA	402 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820401019	402	Clear Pond Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	DANIELS DANIEL PRESCOTT	DANIELS KRISTA	402 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820404047	316	Clear Pond Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	NOLTNER JT REVOCABLE TR,	JAMES & GAILANN	1340 STRATFORD CT	MIDDLETON, WI 53562	$238.90
070820404047	316	Clear Pond Way	Hackberry (Celtis occidentalis)	NOLTNER JT REVOCABLE TR,	JAMES & GAILANN	1340 STRATFORD CT	MIDDLETON, WI 53562	$238.90
070820404047	316	Clear Pond Way	Linden 'Sweet Street' (Tilia americana 'Kromm')	NOLTNER JT REVOCABLE TR,	JAMES & GAILANN	1340 STRATFORD CT	MIDDLETON, WI 53562	$238.90
070820404047	316	Clear Pond Way	Chinkapin Oak (Quercus muehlenbergii)	NOLTNER JT REVOCABLE TR,	JAMES & GAILANN	1340 STRATFORD CT	MIDDLETON, WI 53562	$238.90
070820404047	316	Clear Pond Way	Elm 'New Horizon' (Ulmus 'New Horizon')	NOLTNER JT REVOCABLE TR,	JAMES & GAILANN	1340 STRATFORD CT	MIDDLETON, WI 53562	$238.90
081035307132	5808	Divine St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BAH MOHAMED	DIALLO KADIATOU	5808 DIVINE ST	MADISON, WI 53718	$238.90
070828457113	9202	Valley View Rd	Cherry 'Pink Flair' (Prunus sargentii 'JFSKW58')	KUANG XIAODONG		9202 VALLEY VIEW RD	VERONA, WI 53593	$238.90
070828457189	9120	Valley View Rd	Cherry 'Pink Flair' (Prunus sargentii 'JFSKW58')	WILLIAM E KEESLER		9120 VALLEY VIEW RD	MADISON, WI 53593	$238.90
070820401019	402	Clear Pond Way	Chinkapin Oak (Quercus muehlenbergii)	DANIELS DANIEL PRESCOTT	DANIELS KRISTA	402 CLEAR POND WAY	VERONA, WI 53593	$238.90
070820104085	505	Clear Pond Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	COLEY RUSSELL	COLEY PATRICIA M.	505 CLEAR POND WAY	VERONA, WI 53593	$238.90

070820108011	10441	Velvet Willow Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	LI NAN	SHENG JINGXI	10441 VELVET WILLOW ROAD	VERONA, WI 53593	$238.90
070820104077	512	Windy Willow Rd	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	MICHAEL R. AND JANET B. G		7601 UNIVERSITY AVE, STE	MIDDLETON, WI 53562	$238.90
070820105215	531	Windy Willow Rd	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	BRIGGS, LUKE M	JENNIFER N BRIGGS	531 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119076	605	Windy Willow Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	LEE CHANGHEE	KOO JIWAN	605 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820119084	609	Windy Willow Rd	Buckeye 'Mystic Ruby' (bushii 'Aaron1')	KATHRYN-ANN E. LOVE	NICHOLAS M. OBEE	609 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120015	618	Windy Willow Rd	Ironwood (Ostrya virginiana)	RANGASAMY RUPHA PRIYA	MUTHUSWAMY SHANMUGA S	618 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120031	610	Windy Willow Rd	Katsura Tree (Cercidiphyllum japonicum)	NICHOLAS AND KAYLA LUND		610 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120049	606	Windy Willow Rd	Swamp White Oak (Quercus bicolor)	TRAN ERIK	TRANG NHUUYEN	606 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070820120049	606	Windy Willow Rd	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	TRAN ERIK	TRANG NHUUYEN	606 WINDY WILLOW RD	VERONA, WI 53593	$238.90
070828316301	9613	Winter Basil Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ZHAN HONG	MENG WEI	9613 WINTER BASIL DRIVE	VERONA, WI 53593	$238.90

City of Madison

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

Master

File Number: 92227

File ID:	92227	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/04/2026
File Name:	Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contracts 9720 and 9721.			**Final Action:**	

Title: Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contracts 9720 and 9721 (District 3)

Notes: Brenda Stanley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9720 9721 Exhibit.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	03/04/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92227

Fiscal Note

No City funds required. Private contract.

Title

Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contracts 9720 and 9721 (District 3)

Body

WHEREAS, the developer, VH 902 Reiner, LLC, has received the City of Madison's conditional approval to create the subdivision known as Reiland Grove; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances requires the developer to install the public improvements necessary to serve the subdivision; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances allows the developer to install the improvements in construction phases provided that a Declaration of Conditions, Covenants, and Restrictions is executed for those lots included in future construction phases until such time as surety is provided to the City to guarantee the installation of the public improvements to serve said lots; and,

WHEREAS, the developer proposes to provide public improvements (excluding surface asphalt pavement) to serve Lots 63-115, inclusive, Lots 117- 125, inclusive, Outlots 5 - 8, as Phase 1; and,

WHEREAS, the developer proposes to provide public surface asphalt pavement improvements to serve Lots 63-115, inclusive, Lots 117- 125, inclusive, Outlots 5 - 8, as Phase 1 - Surface Paving.

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 Reiland Grove Phase 1, with VH 902 Reiner, LLC, or designee with the approval of the City Engineer.

2. 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 Reiland Grove Phase 1 - Surface Paving, with VH 902 Reiner, LLC.

3. That the plans and specifications for the public improvements necessary to serve this phase of the subdivision are hereby approved.

4. 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.

5. 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, releases of deed restrictions, and other related documents as deemed necessary by the City Engineer associated with the phased development 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.

6. 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.

7. 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.

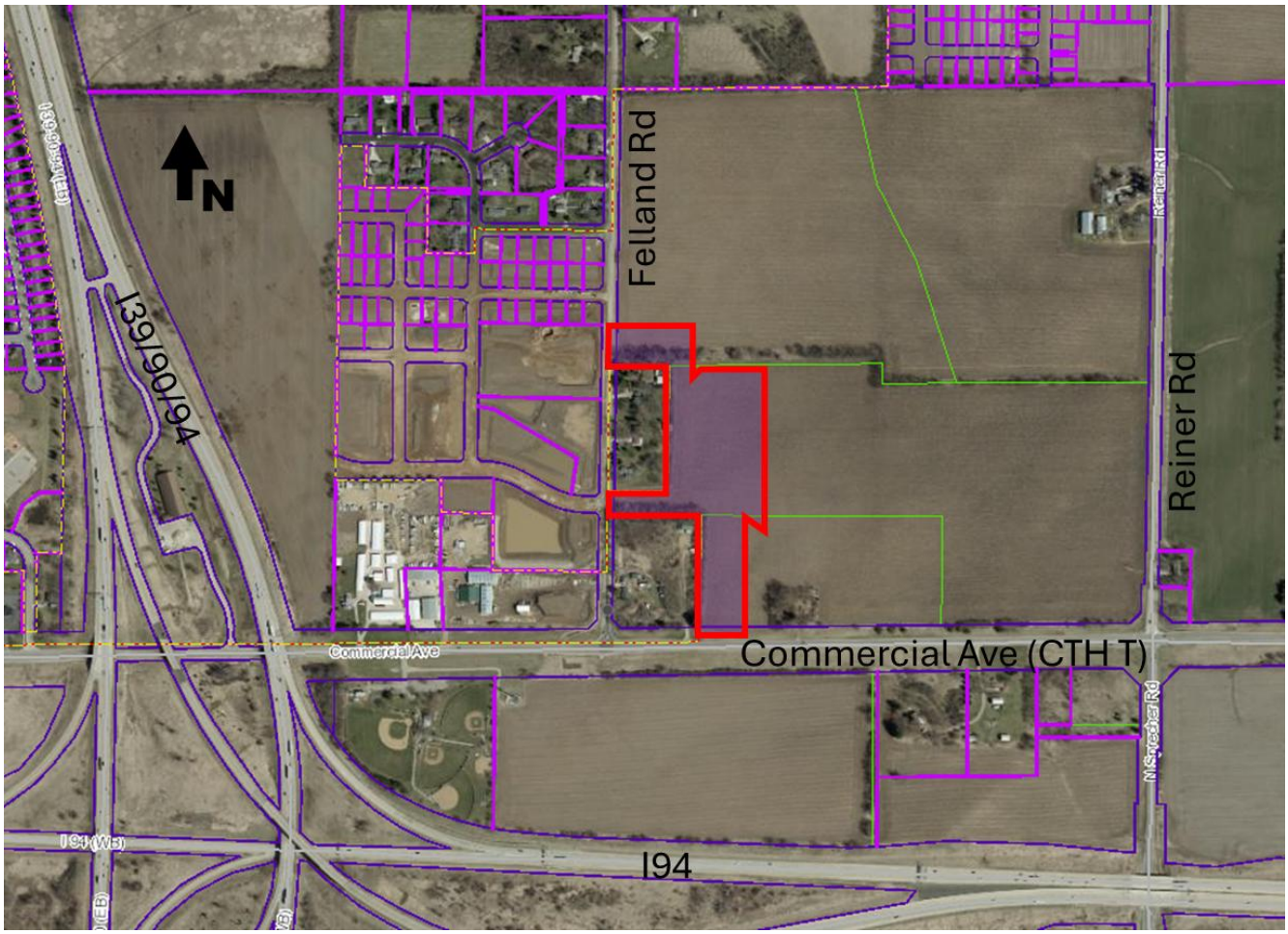
REILAND GROVE

Phase 1 (Contract 9720, Project 16088) Main Contract

Phase 1 – Surface Paving (Contract 9721, Project 16088)

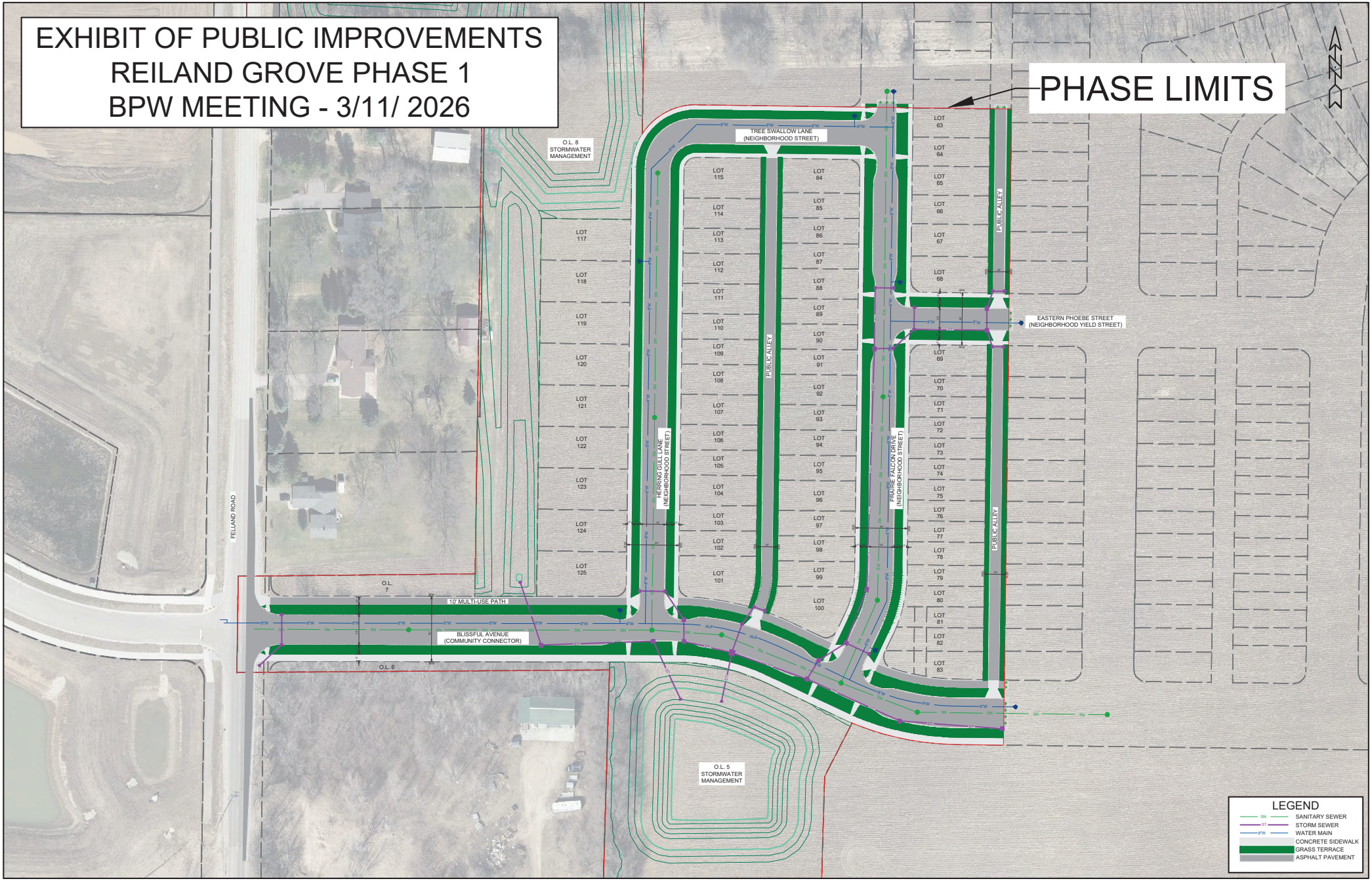
Developer: VH 902 REINER, LLC

Overall Location View



Summary of Improvements:

- Record proposed Reiland Grove plat.
- City standard street, alley, sidewalk, and utility improvements to serve Reiland Grove Phase 1
    - Lots 63-115, inclusive, Lots 117- 125, inclusive, Outlots 5-8, inclusive.
- Public street improvements on Felland Road as necessary to provide ingress/egress to the subdivision.
- A 10-foot-wide multi-use path shall be constructed and paved along the north side of Blissful Avenue from Felland Road to the public alley on the eastern limits of Phase 1.
- Construct and pave a 10-foot-wide multi-use path adjacent to Outlot 5 on the north side of Commercial Avenue.
- Private sanitary, storm, and water service laterals to serve all lots within Phase 1.


EXHIBIT OF PUBLIC IMPROVEMENTS
REILAND GROVE PHASE 1
BPW MEETING - 3/11/ 2026
PHASE LIMITS
N
TREE SWALLOW LANE (NEIGHBORHOOD STREET)
EASTERN PHOEBE STREET (NEIGHBORHOOD YIELD STREET)
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BLISSFUL AVENUE (COMMUNITY CONNECTOR)
10' MULTI-USE PATH
FELLAND ROAD
PUBLIC ALLEY
O.L. 8 STORMWATER MANAGEMENT
O.L. 7
O.L. 6
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LEGEND
SANITARY SEWER
STORM SEWER
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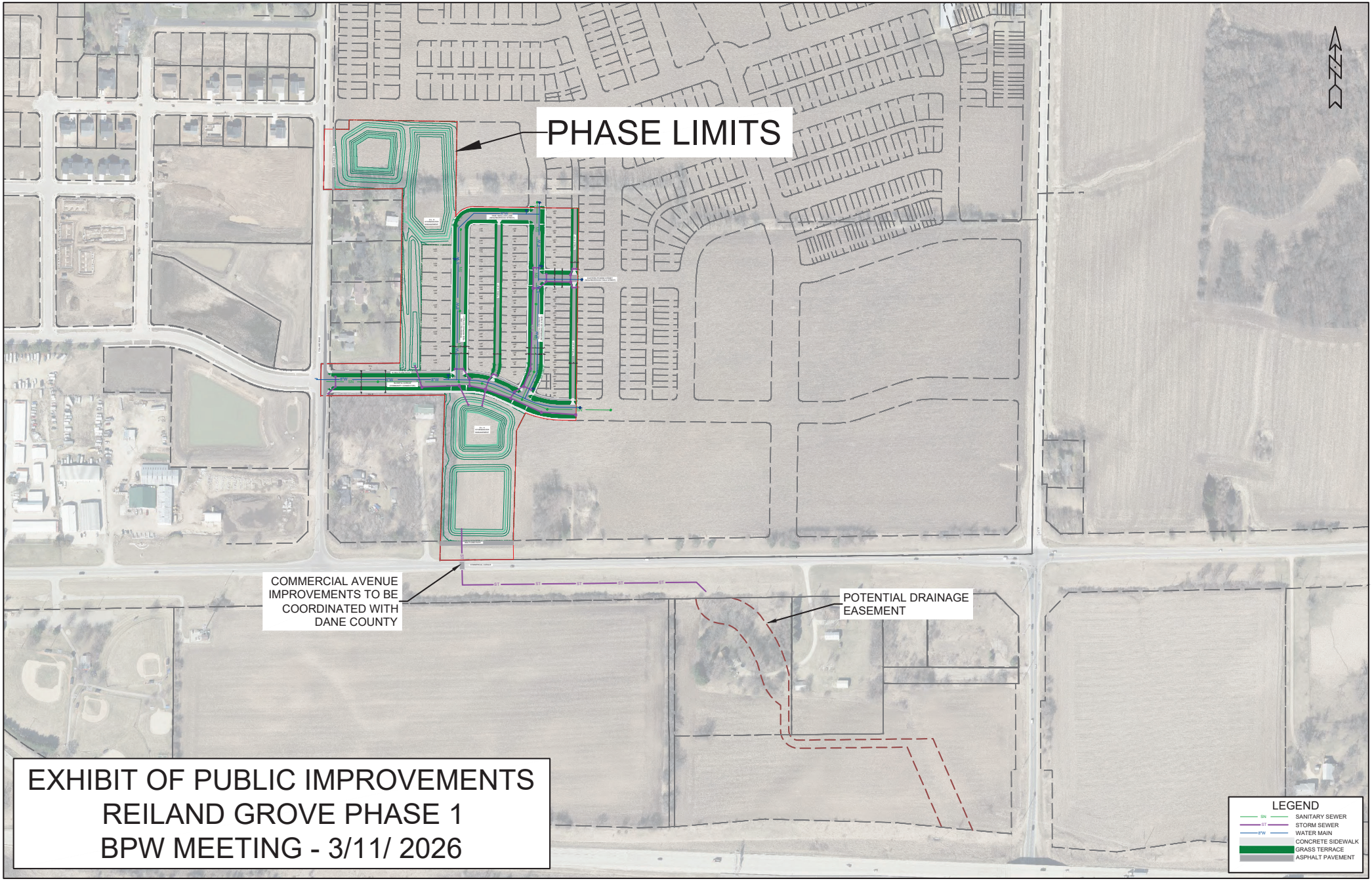


EXHIBIT OF PUBLIC IMPROVEMENTS
REILAND GROVE PHASE 1
BPW MEETING - 3/11/ 2026

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REILAND GROVE

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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Reiland Grove" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of said Section 35;

thence S89°23'36"W. 2179.79 feet along the South line of said SE1/4; thence N01°42'41"E. 608.09 feet; thence S89°37'50"W. 457.14 feet to the West line of said SE1/4; thence N00°49'57"E. 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°23'39"E. 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4; thence N00°49'57"E. 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21"E. 3.00 feet; thence N00°49'57"E. 449.63 feet; thence S89°23'40"W. 293.50 feet to the West line of said SE1/4; thence N00°49'57"E. 1285.26 feet along said West line to the Center of said Section 35; thence N89°24'47"E. 1158.61 feet along the South lines of Lots 3 and 4, Certified Survey Map No. 13755; thence S12°59'23"E. 476.65 feet; thence S27°25'40"E. 417.40 feet; thence S18°17'45"E. 614.32 feet; thence N89°23'42"E. 958.63 feet to the East line of said SE1/4; thence S00°57'10"W. 1231.44 feet along said East line to the point of beginning.

Containing 4,769,262 square feet (109.487 acres).

Dated this 20th day of October, 2025

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

NOTES

1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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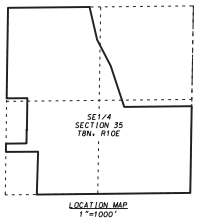
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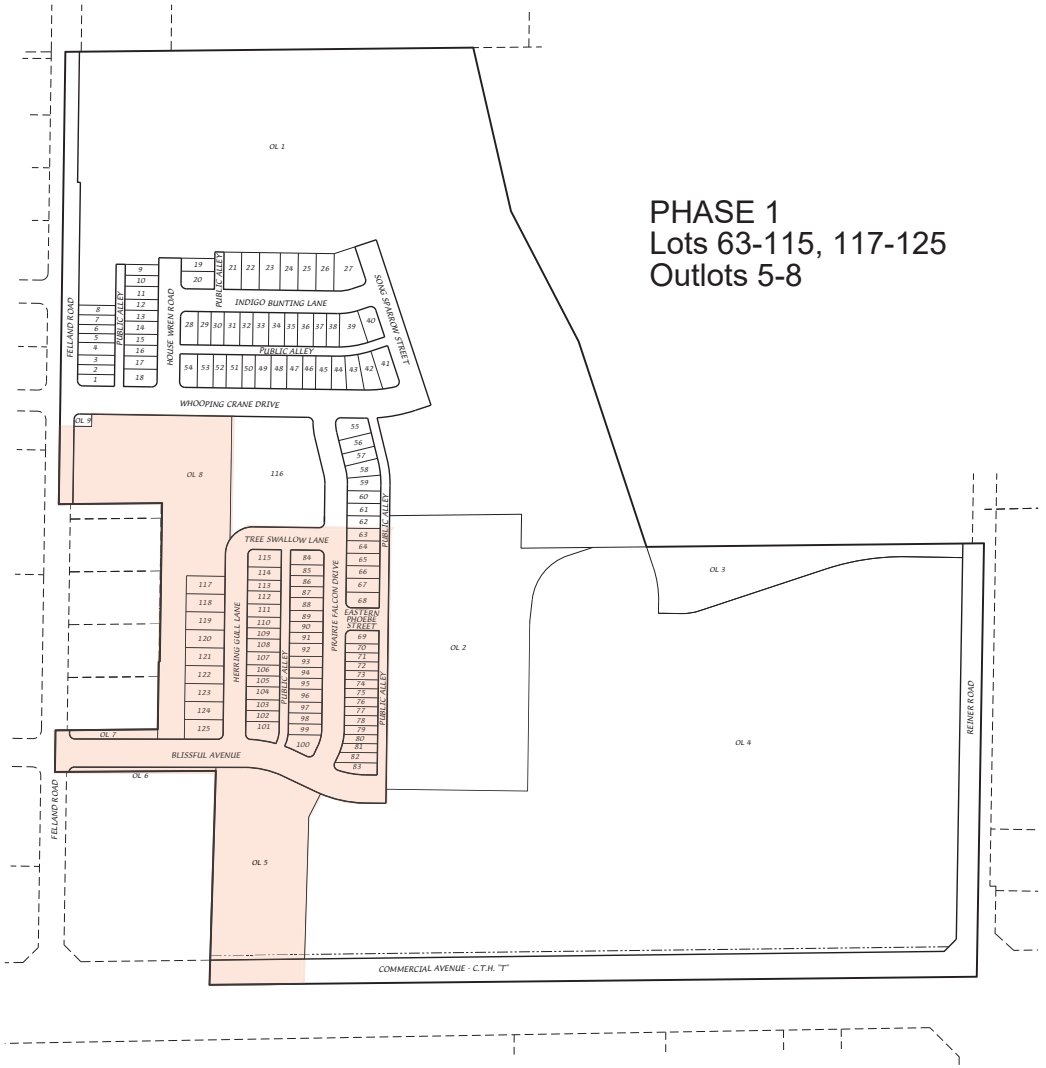
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   2 - Reserved for future development
   3 - Reserved for future development
   4 - Reserved for future development
   5 - Dedicated to the Public for Storm Water Management
   6 - Reserved for future development
   7 - Reserved for future development
   8 - Dedicated to the Public for Storm Water Management
   9 - Private Open Space

6. Lots 41-43, 69-71 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.

7. Distances shown along curves are chord lengths.



LOCATION MAP
1"=1000'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN:24-07-118

Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 1

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

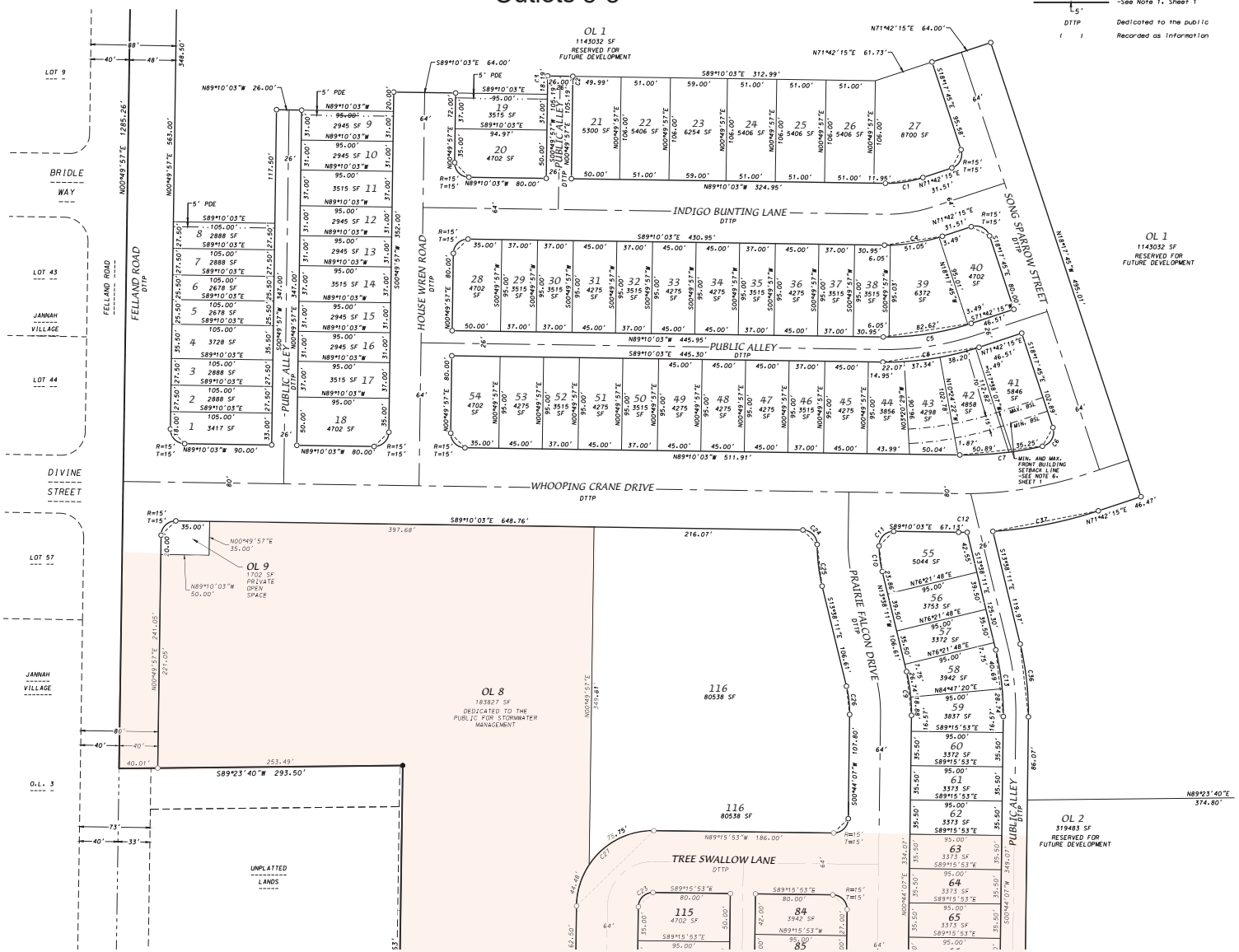
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PHASE 1
Lots 63-115, 117-125
Outlots 5-8

LEGEND
- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Mag Nail
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
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- 5' Wide Public Drainage Easement (PDE) -See Note 1, Sheet 1
- DTTP Dedicated to the public
- ( ) Recorded as information



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7280 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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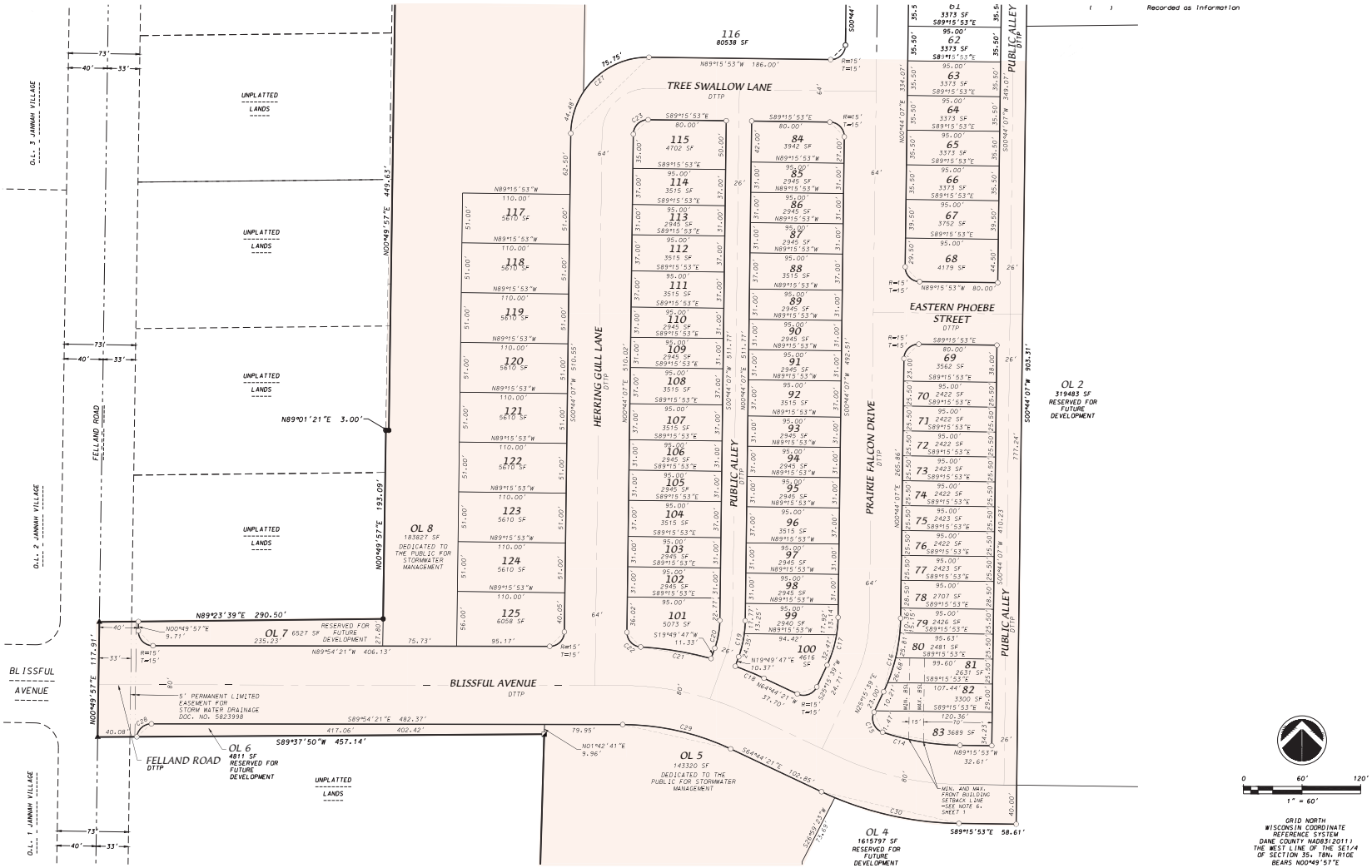
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PHASE 1
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0 100' 200'
1" = 100'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
THE WEST LINE OF THE SE1/4 OF SECTION 35, T8N, R10E BEARS N00°49'57"E

FOUND ALUMINUM MONUMENT
EAST 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497251.24
E:852572.68

OL 8
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

OL 7
RESERVED FOR FUTURE DEVELOPMENT

OL 6
RESERVED FOR FUTURE DEVELOPMENT

OL 5
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

OL 4
1615797 SF
RESERVED FOR FUTURE DEVELOPMENT

OL 3
85524 SF
RESERVED FOR FUTURE DEVELOPMENT

OL 2
319483 SF
RESERVED FOR FUTURE DEVELOPMENT

TREE SWALLOW LANE
HERRING GULL LANE
PUBLIC ALLEY
EASTERN PHOEBE STREET
PRAIRIE FALCON DRIVE
BLISSFUL AVENUE
FELLAND ROAD
REINER ROAD
COMMERCIAL AVENUE - C.T.H. "T"

UNPLATTED LANDS

O.L. 3 JANNAH VILLAGE
O.L. 2 JANNAH VILLAGE
O.L. 1 JANNAH VILLAGE
LOT 1 CSM 1799
LOT 1 CSM 1099
LOT 2 CSM 1099
LOT 2 CSM 4126
LOT 1 CSM 2080
LOT 1 CSM 4493
LOT 2 CSM 4493

FOUND 3/4" REBAR
SOUTH 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494568.22
E:849901.03

FOUND STEEL NAIL W/WASHER
SOUTHEAST CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494596.04
E:852528.52

13' WIDE RIGHT-OF-WAY GRANT MADISON GAS AND ELECTRIC DOC. NO. 1087084

O'CONNOR KOTTKE AND ASSOCIATES, INC.
7309 Watertown Way, Madison, WI 53717
Phone: 608.836.7309 • Fax: 608.836.1069
YOUR NATIONAL RESOURCE FOR LAND DEVELOPMENT

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Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 5

City of Madison

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

Master

File Number: 92228

File ID:	92228	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/04/2026
File Name:	Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contract No. 9722.			**Final Action:**	

Title: Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contract No. 9722 (District 3)

Notes: Brenda Stanley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9722 Exhibit.pdf	**Enactment Number:**	
Author:	Jim Wollfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/04/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92228

Fiscal Note

No City funds required. Private contract.

Title

Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Reiland Grove and authorizing construction to be undertaken by the Developer, Private Contract No. 9722 (District 3)

Body

WHEREAS, the developer, VH 902 Reiner, LLC, has received the City of Madison's conditional approval to create the subdivision known as Reiland Grove; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances requires the developer to install the public stormwater management improvements necessary to serve the subdivision; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances allows the developer to install the improvements in construction phases provided that a Declaration of Conditions, Covenants, and Restrictions is executed for those lots included in future construction phases until such time as surety is provided to the City to guarantee the installation of the public improvements to serve said lots; and,

WHEREAS, the developer proposes to provide public stormwater management improvements to serve all Lots in Reiland Grove.

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 Reiland Grove - Stormwater Management, with VH 902 Reiner, LLC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public stormwater management improvements necessary to serve Reiland Grove are hereby approved.

3. That the developer is authorized to construct the public stormwater management improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: Reimbursement not to exceed the statutory limit for the cost of street improvements that benefit the City and abut lands owned by the City, in accordance with Section 16.23(7)(d)(6)(d).

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, releases of deed restrictions, and other related documents a deemed necessary by the City Engineer associated with the phased development and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

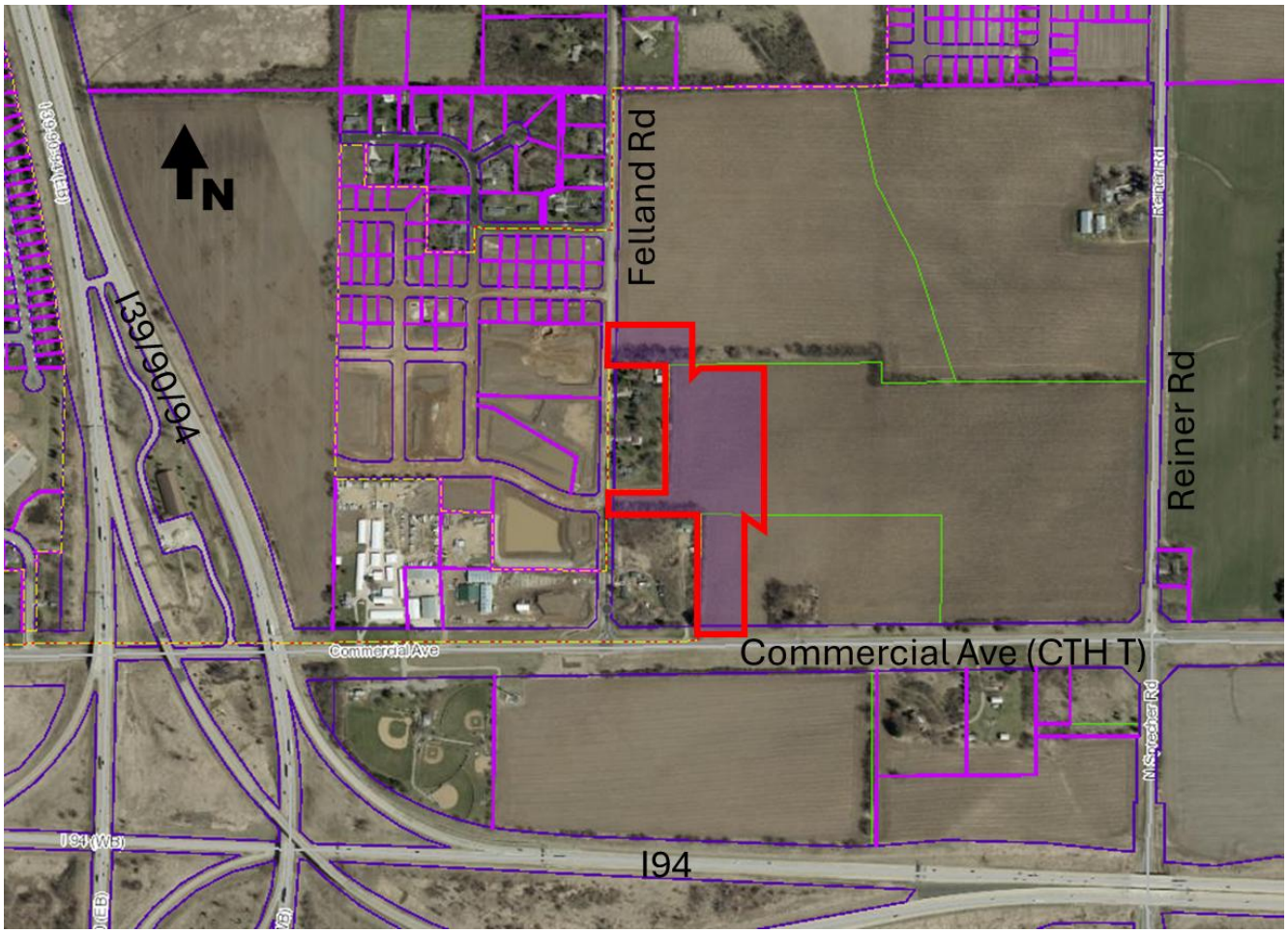
6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

REILAND GROVE

Phase 1 – Stormwater Management (Contract 9722, Project 16089)

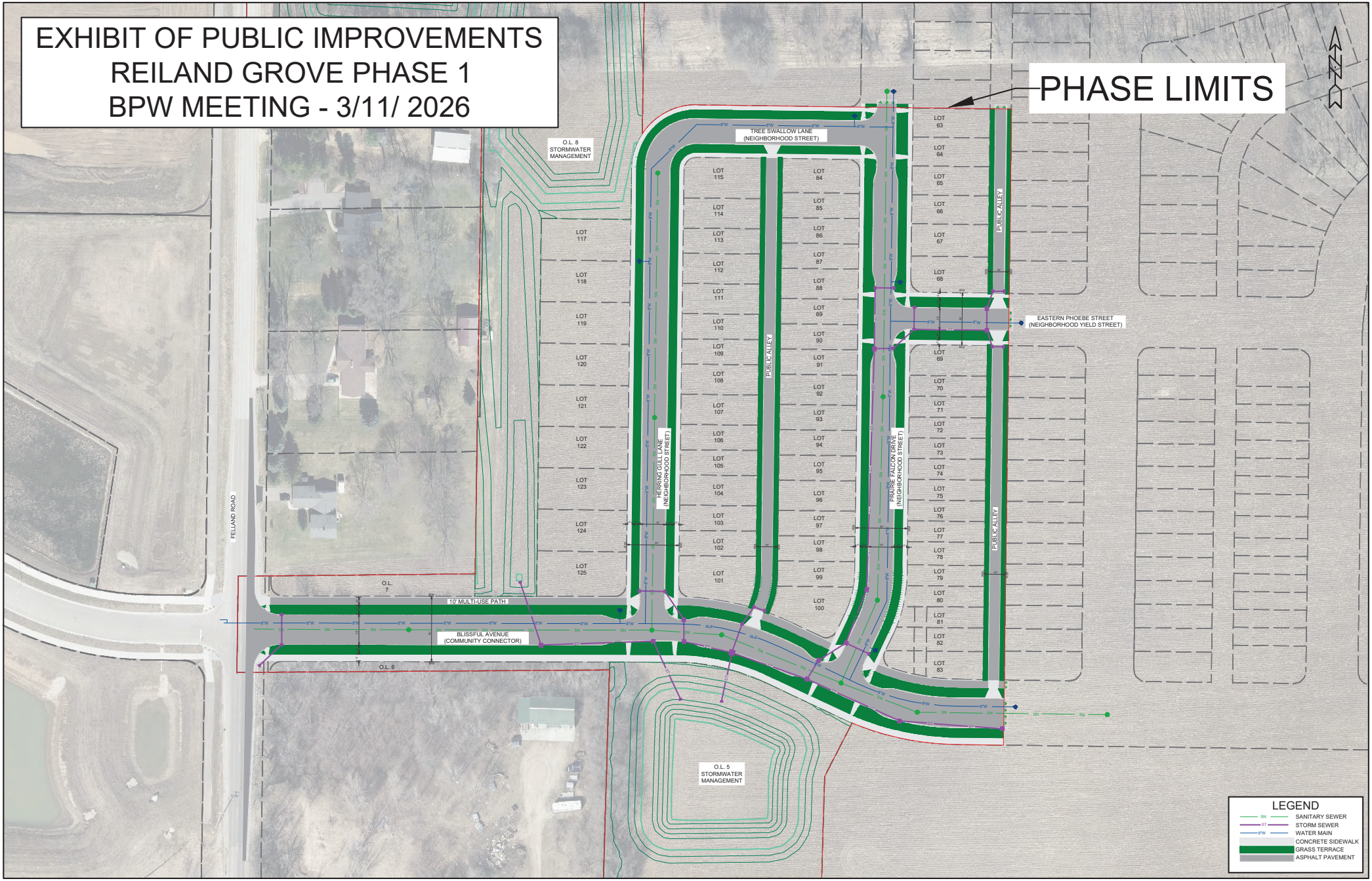
Developer: VH 902 REINER, LLC

Overall Location View



Summary of Improvements:

- Record proposed Reiland Grove plat.
- Construct stormwater management infrastructure in Outlot 5 and Outlot 8 which are dedicated to the public for stormwater management.
- The developer shall construct storm improvements through the Commercial Avenue (CTH) right of way, including coordination and permitting with Dane County. Infrastructure improvements shall continue along the south side of Commercial Avenue (CTH T) to the east as determined by City Engineering and the development team.


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REILAND GROVE PHASE 1
BPW MEETING - 3/11/ 2026
PHASE LIMITS
N
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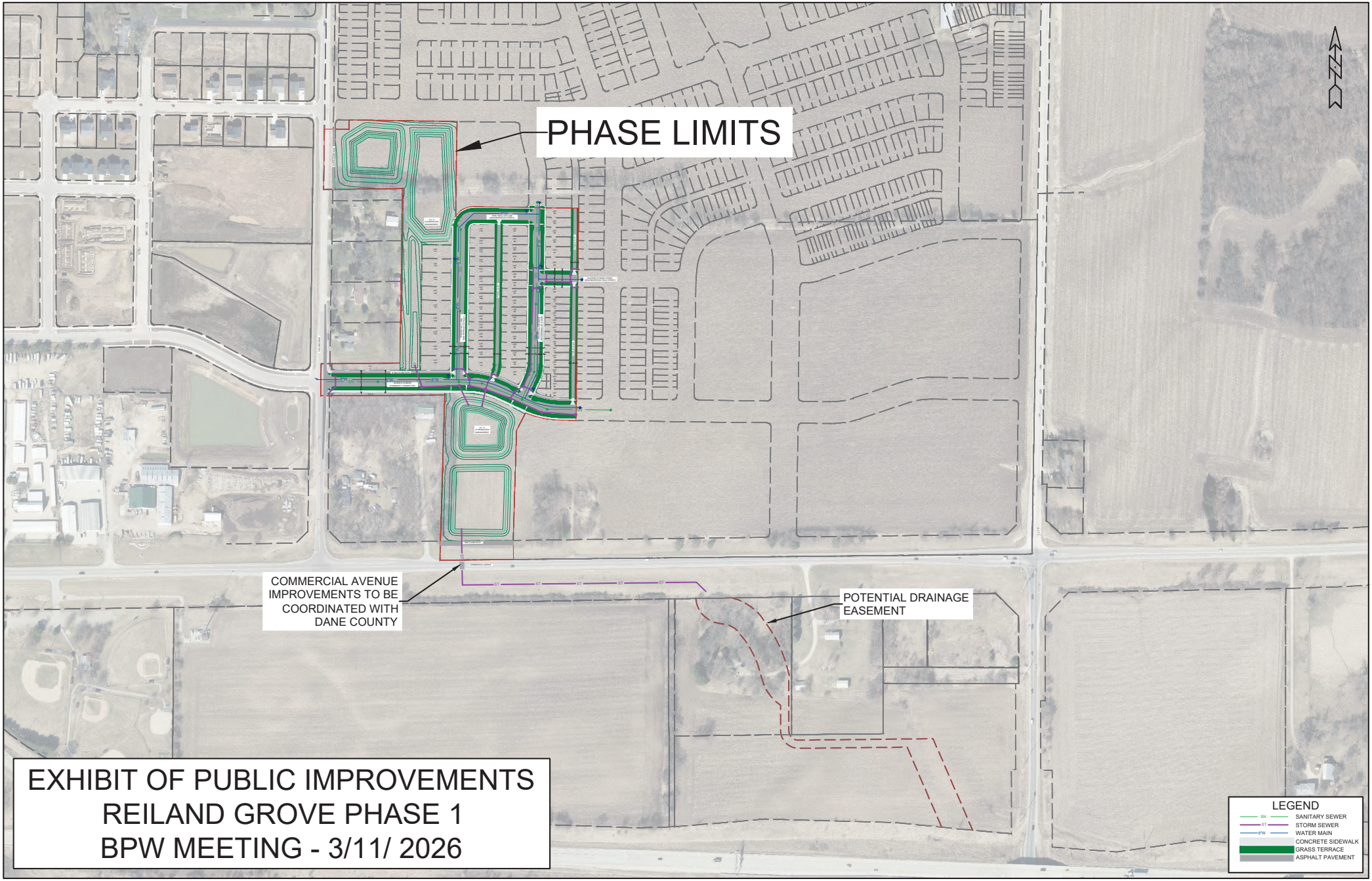


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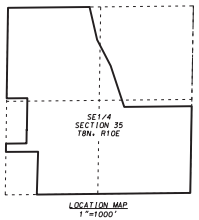
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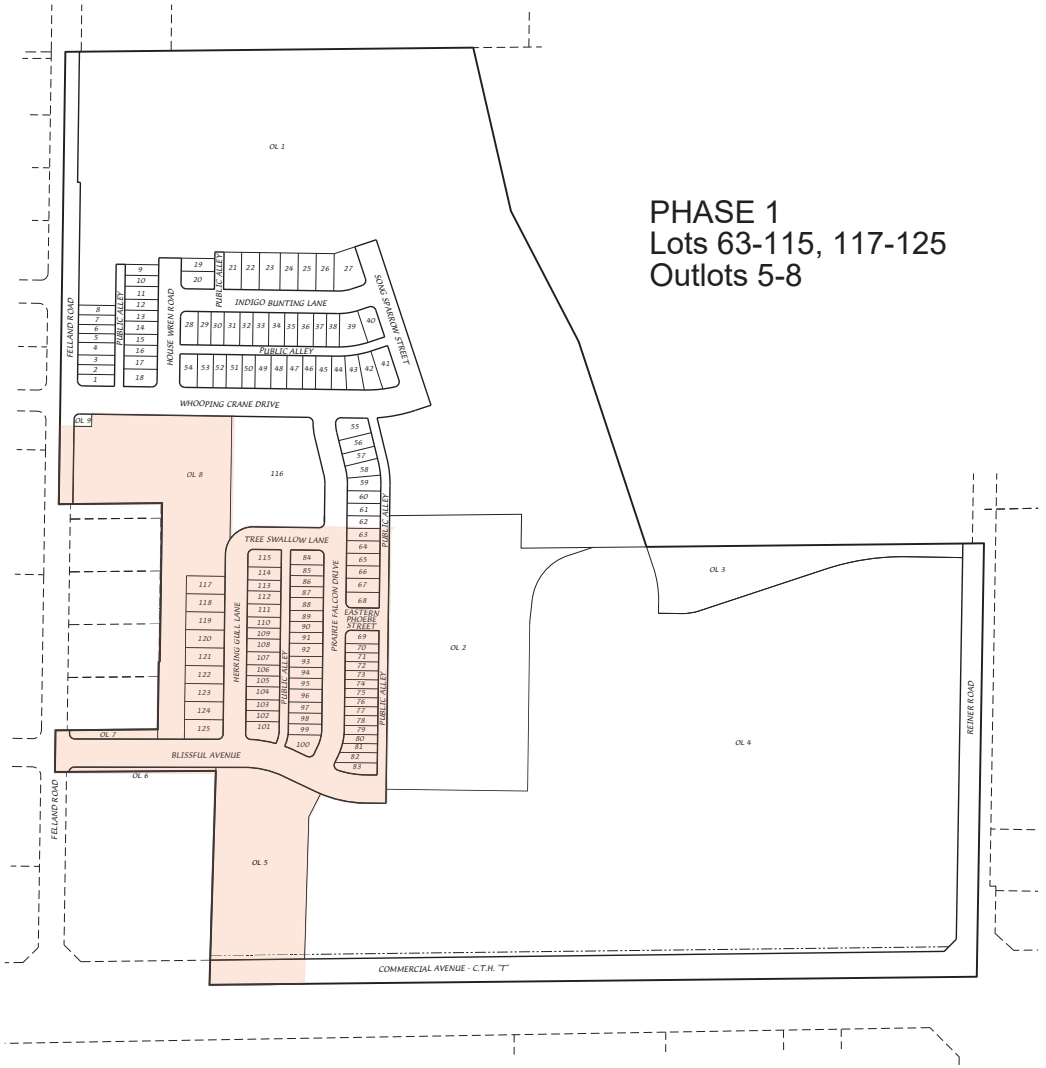
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   6 - Reserved for future development
   7 - Reserved for future development
   8 - Dedicated to the Public for Storm Water Management
   9 - Private Open Space

6. Lots 41-43, 69-71 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.

7. Distances shown along curves are chord lengths.



LOCATION MAP
1"=1000'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATIONAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN:24-07-118

Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 1

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

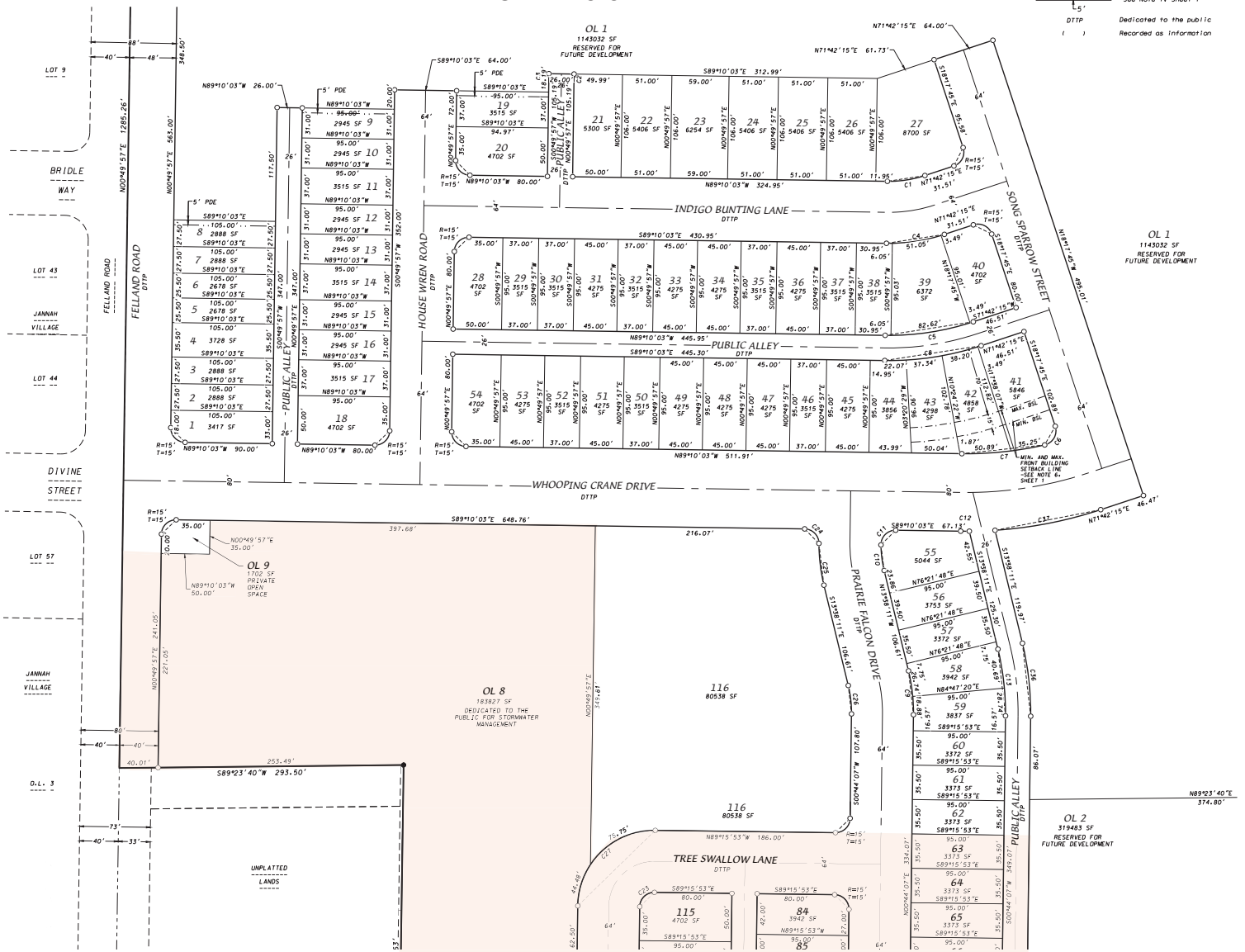
Certified _____, 20____

Department of Administration

REILAND GROVE

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

PHASE 1
Lots 63-115, 117-125
Outlots 5-8



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7280 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN:24-07-118

Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 2

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

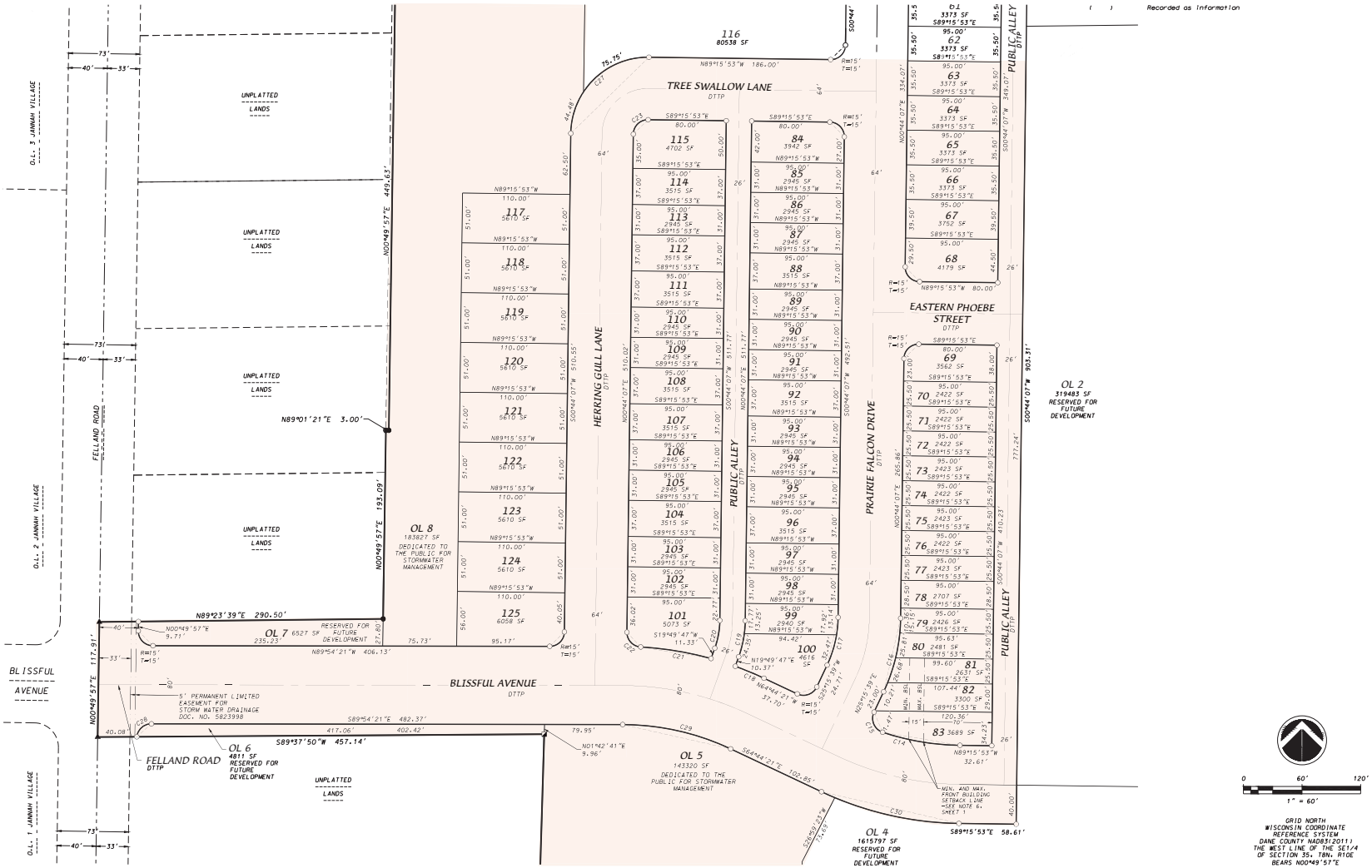
Certified _____, 20____

Department of Administration

REILAND GROVE

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

PHASE 1
Lots 63-115, 117-125
Outlots 5-8



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

DATE: 10/20/25
FN:24-07-118

Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 3

REILAND GROVE

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

PHASE 1
Lots 63-115, 117-125
Outlots 5-8

LEGEND
- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Mag Nail
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5' Wide Public Drainage Easement (PDE) -See Note 1, Sheet 1
- DTTP — Dedicated to the public
- ( ) — Recorded as Information

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
THE WEST LINE OF THE SE1/4 OF SECTION 35, T8N, R10E BEARS N00°49'57"E

FOUND ALUMINUM MONUMENT
EAST 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497251.24
E:852572.68

OL 8 — DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

OL 7 — RESERVED FOR FUTURE DEVELOPMENT

OL 6 — RESERVED FOR FUTURE DEVELOPMENT

OL 5 — DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

OL 2 — 319483 SF — RESERVED FOR FUTURE DEVELOPMENT

OL 3 — 85524 SF — RESERVED FOR FUTURE DEVELOPMENT

OL 4 — 1615797 SF — RESERVED FOR FUTURE DEVELOPMENT

TREE SWALLOW LANE
HERRING GULL LANE
PRAIRIE FALCON DRIVE
EASTERN PHOEBE STREET
PUBLIC ALLEY
BLISSFUL AVENUE
FELLAND ROAD — DTTP
REINER ROAD — DTTP
COMMERCIAL AVENUE - C.T.H. "T" — DTTP — WIDTH VARIES

UNPLATTED LANDS

O.L. 3 JANNAH VILLAGE
O.L. 2 JANNAH VILLAGE
O.L. 1 JANNAH VILLAGE
LOT 1 CSM 1799
LOT 1 CSM 1099
LOT 2 CSM 1099
LOT 2 CSM 4126
LOT 1 CSM 2080
LOT 1 CSM 4493
LOT 2 CSM 4493

FOUND 3/4" REBAR
SOUTH 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494568.22
E:849901.03

FOUND STEEL NAIL W/WASHER
SOUTHEAST CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494596.04
E:852528.52

13' WIDE RIGHT-OF-WAY GRANT MADISON GAS AND ELECTRIC DOC. NO. 1087084

O'CONNOR KOTTKE AND ASSOCIATES, INC.
7309 Watercrest Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN:24-07-118

Oct 17, 2025-1:16pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 5

City of Madison

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

Master

File Number: 92229

File ID:	92229	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/04/2026
File Name:	Approving the stormwater WPDES annual report to the WDNR. Review and approval of this report is required as a condition of the City of Madison's discharge permit from the WDNR/EPA as authorized under NR-216.			**Final Action:**	

Title: Approving the stormwater WPDES annual report to the WDNR. Review and approval of this report is required as a condition of the City of Madison's discharge permit from the WDNR/EPA as authorized under NR-216. (Citywide)

Notes: Phil Gaebler

Sponsors:	Badri Lankella And John P. Guequierre	**Effective Date:**	
Attachments:	MS4_AnnualReportPresentation_2025.pdf, MS5623-2025_Madison_City_Annual_Report_DRAFT.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/04/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (3/10/26), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	BOARD OF PUBLIC WORKS		03/11/2026	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92229

Fiscal Note

No additional funds are required for approval of this report. Funds required for compliance with the City's WPDES discharge permit are authorized in the annual budget process.

Title

Approving the stormwater WPDES annual report to the WDNR. Review and approval of this report is required as a condition of the City of Madison's discharge permit from the WDNR/EPA as authorized under NR-216. (Citywide)

Body

Approving the annual stormwater WPDES annual report to the WDNR. Review and approval of this report is required as a condition of the City of Madison's discharge permit from the WDNR/EPA as authorized under NR-216.

WHEREAS, The City of Madison has, for the past fifteen years, obtained and maintained a stormwater discharge permit form the WDNR/EPA; and

WHEREAS, and the City is required as a condition of that permit to provide an annual report to the WDNR;

and

WHEREAS, The WDNR has requested that the annual report be approved by the municipal authority (the Board of Public Works and Common Council); and

WHEREAS, The City Engineer has reviewed the report and believes it represents a correct representation of the work completed on stormwater management by the City in the past year;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council approve the annual WDNR/EPA stormwater report.

MS4 Annual Report

Board of Public Works

Phil Gaebler – City of Madison Engineering Department

3/11/2025

Report Overview

- Minimal Control Measures
- Fiscal Analysis
- Progress

Minimal Control Measures – Each Required a Written Program

1. Public Education and Outreach
2. Public Involvement and Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Pollutant Control
5. Post-Construction Storm Water Management
6. Pollution Prevention – SWPPPS Required
7. Storm Sewer System Map
8. TMDL Progress and Plan

1.Public Education and Outreach

- Waterways Newsletter
  - Street Flooding Map
  - Leave the Leaves
  - Pheasant Branch Enhancement
  - Water Softeners Blending Valves
- Ripple-Effects
  - https://www.ripple-effects.com/
  - Storm Drain Murals – 3 completed
    - Capital High school, Huegel Elementary, Crestwood Elementary
  - Plant Dane
  - Native Plant Workshops
- Everyday Engineering Podcast
  - 2 Episodes in 2025
- Conference Presentations
  - Land and Water – Alum Project
  - ASCE- Leaf Management
  - ASCE- GI Incentives in Madison



Crestwood Elementary School (Madison)

This storm drain mural was designed by artist Sonya Sankaran using input and drawings from students at...



Huegel Elementary School (Madison)

This storm drain mural was designed by artist Sonya Sankaran using input and drawings from students at Huege...



Capital High School (Madison)

This storm drain mural was designed by artist Sonya Sankaran with input and drawings from Outdoors We Lear...





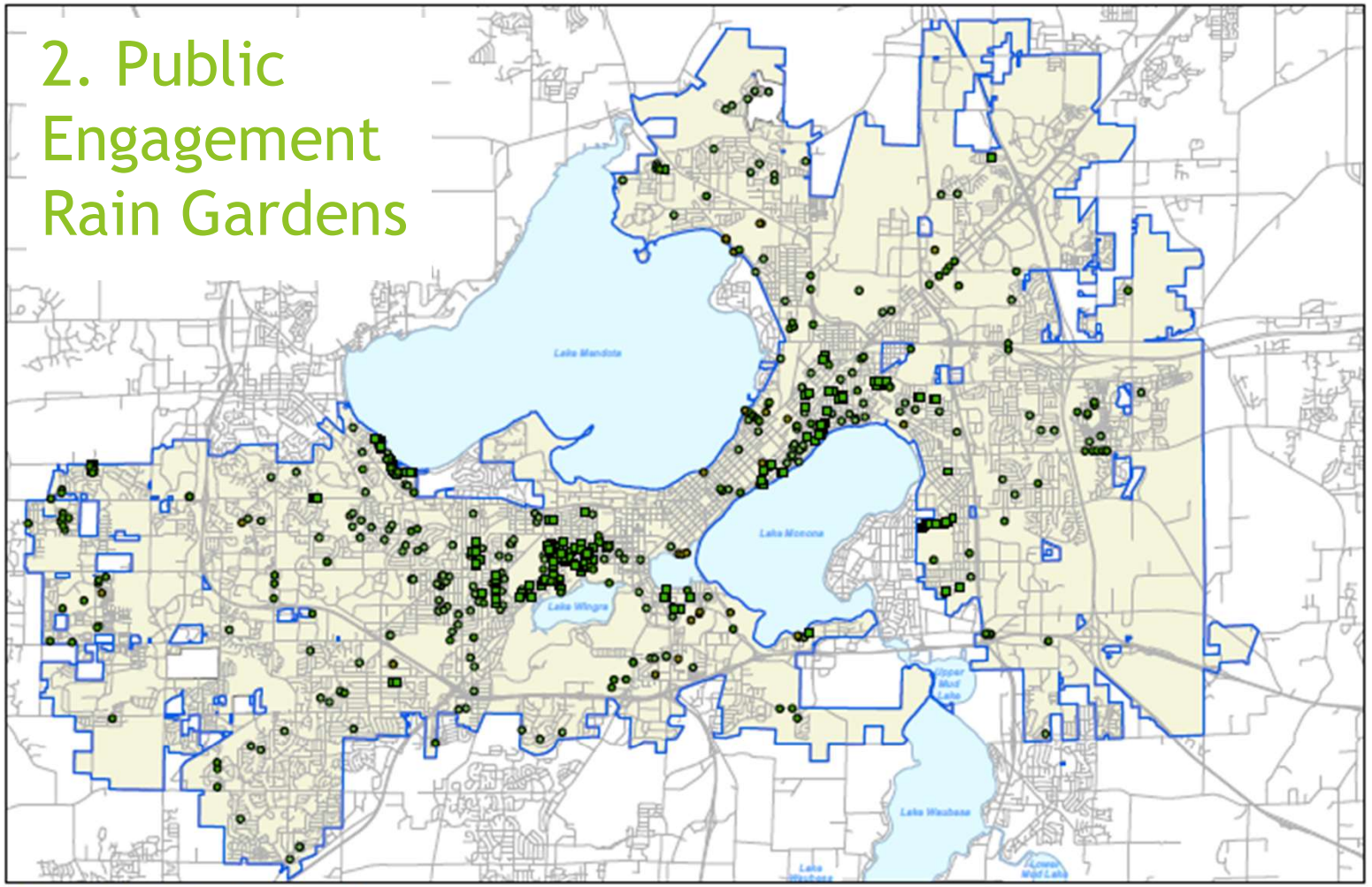
A blending valve is a small component added to the back of a water softener, which allows greater control over home water quality, and environmental benefits.



2. Public Involvement

- SWU fee Adjustment policy
  - $5 for terrace rain garden residents
- Public Information meetings
  - Watershed studies
  - Reconstruction Projects
- WRM Tour
- Wingra Lake Loop
- Volunteer Native Plant Growers
- Okeefe Middle School Rain Garden Install

2. Public Engagement Rain Gardens



City Wide Rain Garden Map
Count: 752 Updated 10/08/2025

3. IDDE

- Illicit Discharge Detection and Elimination
  - Tests all 590 outfalls on a five year rotation
  - 100 tested in 2025:
    - No issues found
    - Since new inspection cycle (211/590) : 35% done
  - Inspections looking for water that should go to Madison Metro Sewerage District that goes to Storm Sewer
    - Cross Connections
    - Dumping
      - Concrete
      - Carpet Cleaners
      - Painters
    - Spills



Outfall in dry weather

3. IDDE

- Illicit Discharge Detection and Elimination
  - 52 complaints in 2025
    - Addressed by Public Health
  - Storm dumping can be reported here:

https://www.cityofmadison.com/reportaproblem/dischargedumping.cfm



Concrete washout in curb

4.Construction Site Pollution Control Erosion Control

- Issued 63 Permits over 1ac for 2025 (62 in 2024)
  - 963 Self Inspections
  - ~500 inspections
  - 39 Citation
- Green Tier Erosion Control Tour



Framed Inlet Protection

5.Post Construction Stormwater Management

Review and maintenance of Private Stormwater Treatment

- 10 new facilities added
- 256 inspection reports filed
  - County wide effort to improve reporting continuing in 2026
- Ecological Restoration Contract Now Required for 2 years Post Construction



Vegetation Establishment at Pheasant Branch Enhancement

6. Pollution Prevention Ponds and Greenways

- **288** Ponds owned and managed by the City
  - Inspected for sediment depth, bank erosion and clogging
  - **67** ponds in 2025
    - Benthic survey or transect survey
- 130 Ponds Managed by others in our system
- 1564 catchbasins
  - **780.39 tons** material removed
- Completed Green way inspections
  - **50** greenways in 2025
    - 14 repairs made



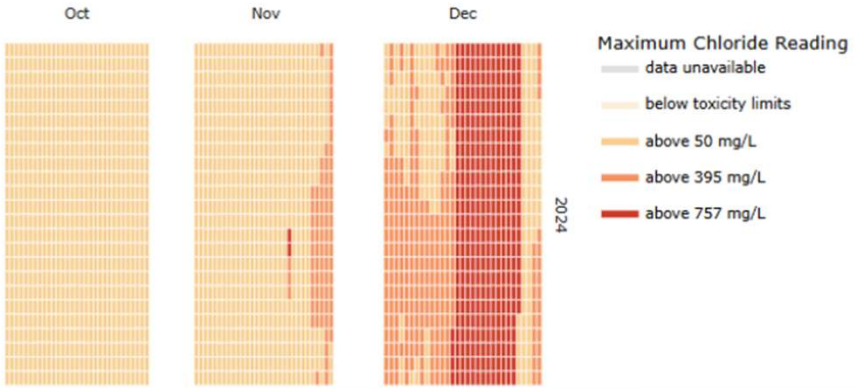
Pheasant Branch Enhancement

6. Pollution Prevention Winter Maintenance

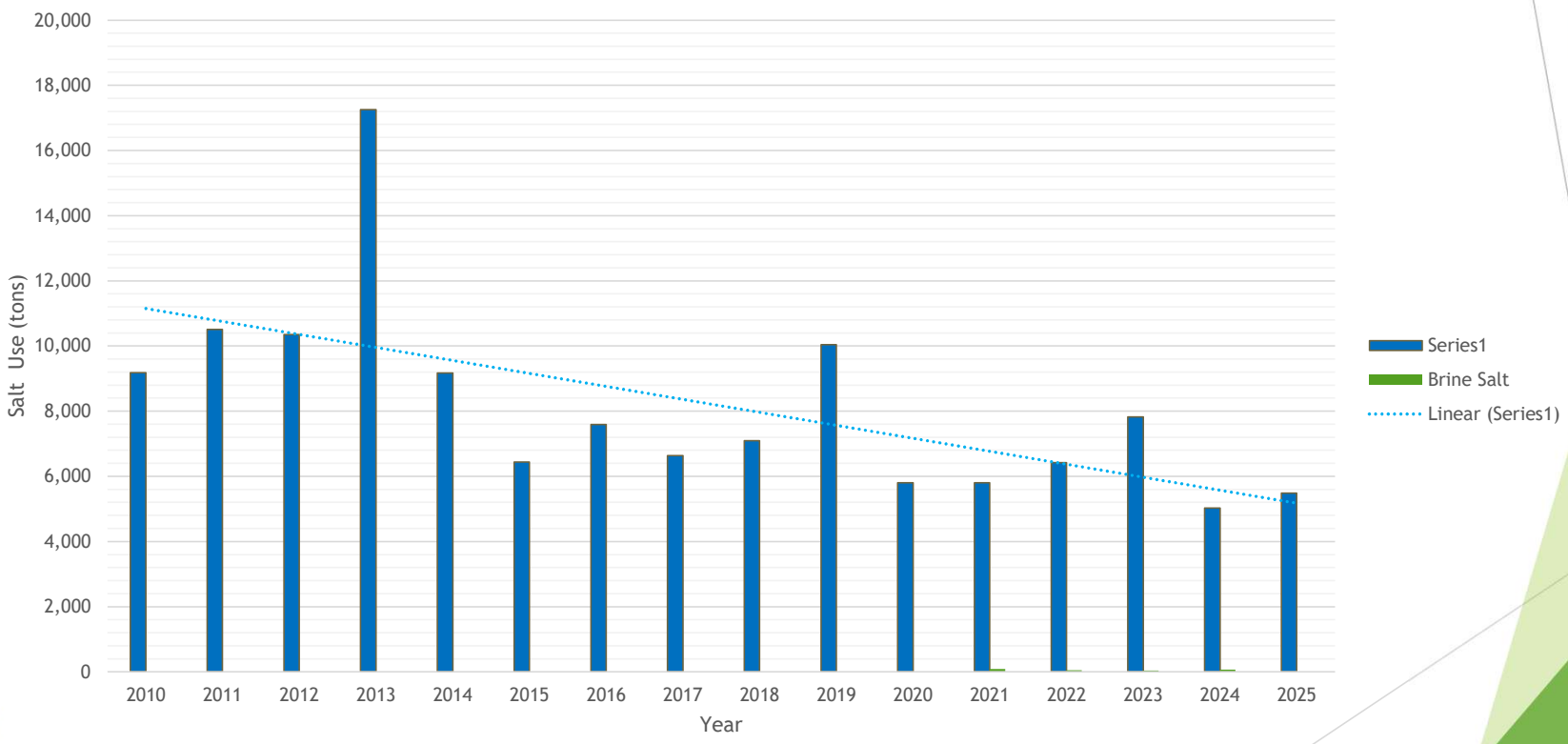
- Certification program to get public and private applicators educated on ways to effectively reduce de-icing salt.
  - Co-hosted 3 trainings with Saltwise and 2 in house
- CARPC led Starkweather Creek Chloride Management Plan- Realtime monitoring of Starkweather Creek
  - https://www.capitalarearpc.org/2025-starkweather-creek-data-is-here-what-the-latest-numbers-tell-us/



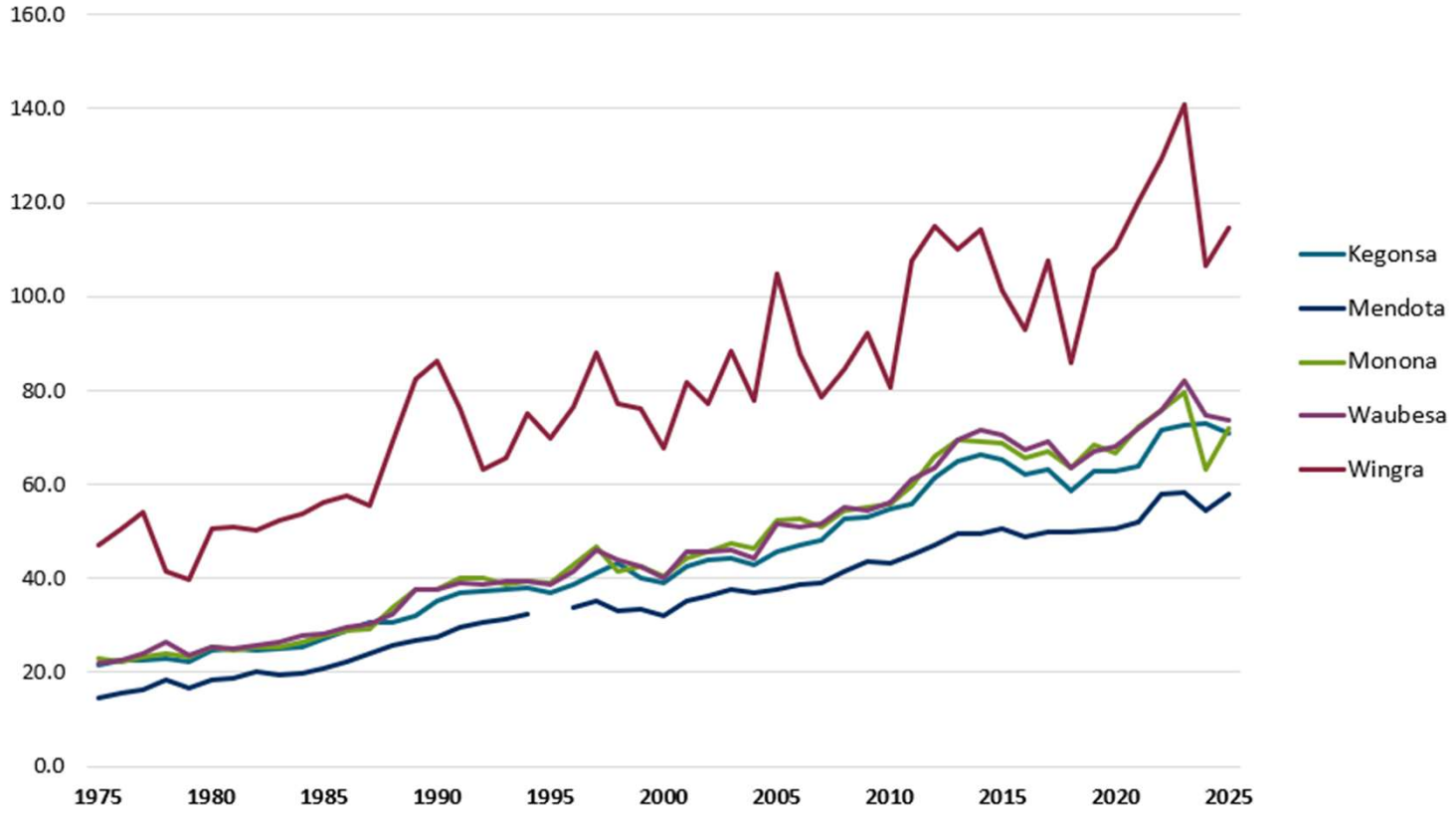
East Branch Data



6. Pollution Prevention
Winter Maintenance
City Salt Use 2010-2025



Average yearly chloride concentration in Dane County lakes in mg/L, measured by Public Health Madison & Dane County



6. SWPPPS- Stormwater Pollution Prevention Plans





- 9 Sites with SWPPPs
- Olin Transfer Station improvements complete 2025

6.Street Sweeping

- Clean Streets Clean Lakes Initiative
  - Weekly Sweeping with Parking Restrictions
  - 5,257 Tons Collected from 54,641 lane miles. (8% increase from 2024)



6.Leaf and Yard Waste Collection 2025

- Madison Collected:
  - 12.177 tons of leaves
  - 2,538 tons of yard waste in 2025
- Ordinance prohibiting leaves in Street
  - 10.18 - COLLECTION OF REFUSE AND RECYCLING OF WASTE.
- Promotion of leaf removal from street
  - Text alerts
  - Working on Leaving whole leaves in yards for 2025. Improved pollinator habitat.



Stormwater Utility Budget 2025

Stormwater Utility

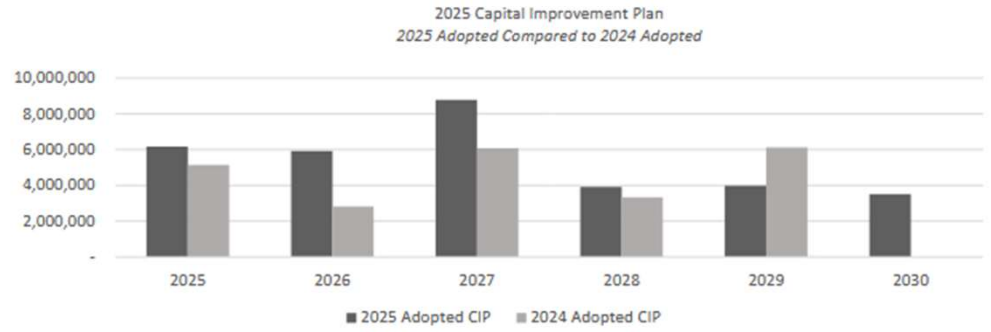
Capital Improvement Plan (CIP) Overview

Budget Phase: Adopted

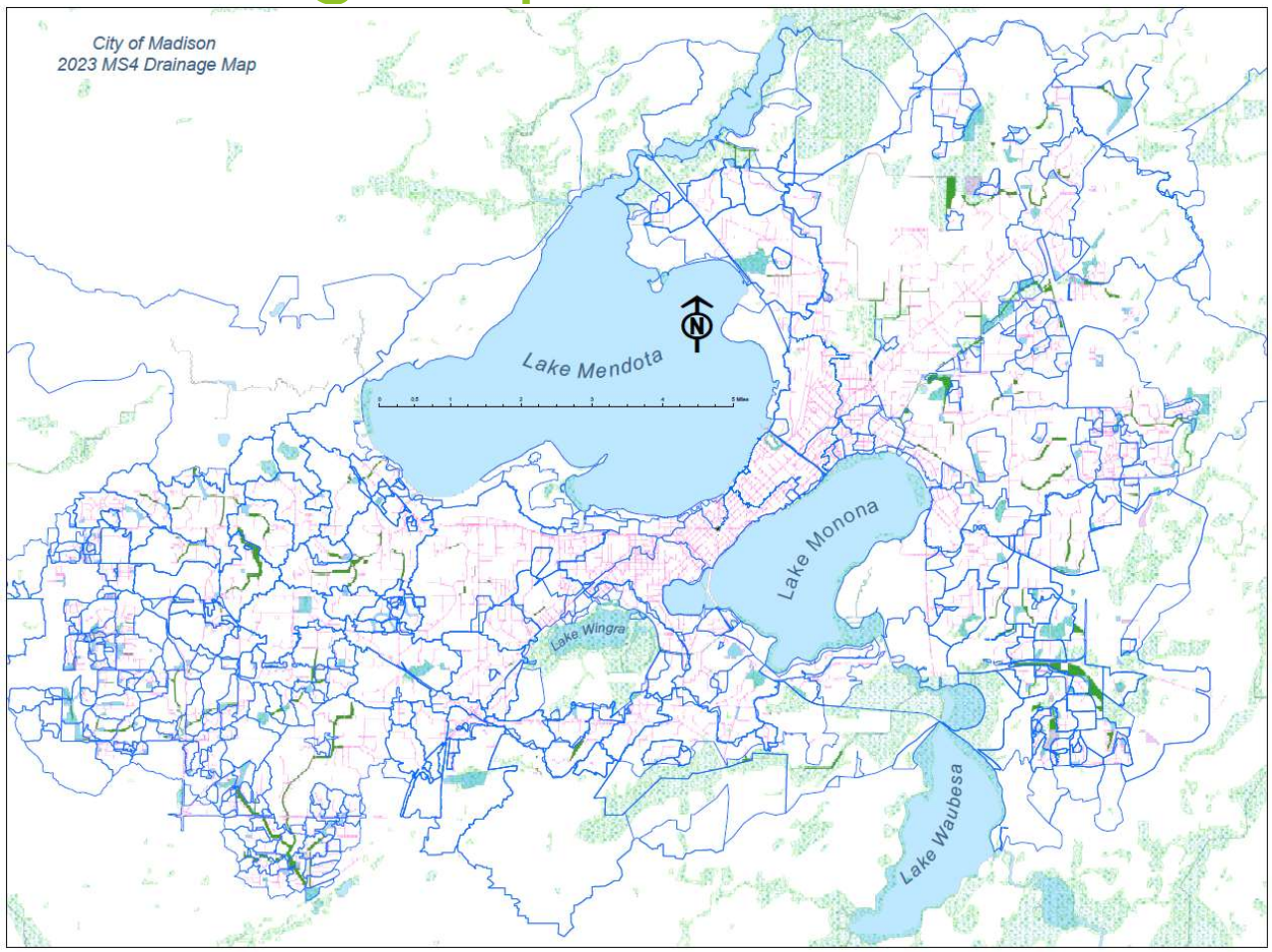
Summary Table

	2025	2026	2027	2028	2029	2030
Citywide Flood Mitigation	2,060,000	4,060,000	2,260,000	1,860,000	1,310,000	1,560,000
Lower Badger Mill Creek Pond at Mineral Point Rd	1,800,000	-	-	-	-	-
Storm Sewer System Improvements	500,000	180,000	180,000	190,000	200,000	210,000
Stormwater Quality System Improvements	1,135,000	1,050,000	1,100,000	1,330,000	1,100,000	1,050,000
Street Cleaning Equipment - Streets	596,000	638,000	824,000	526,000	1,380,000	695,420
Warner Lagoon Dredging	80,000	-	4,420,000	-	-	-
	$ 6,171,000	$ 5,928,000	$ 8,784,000	$ 3,906,000	$ 3,990,000	$ 3,515,420

Changes from 2024 Adopted CIP

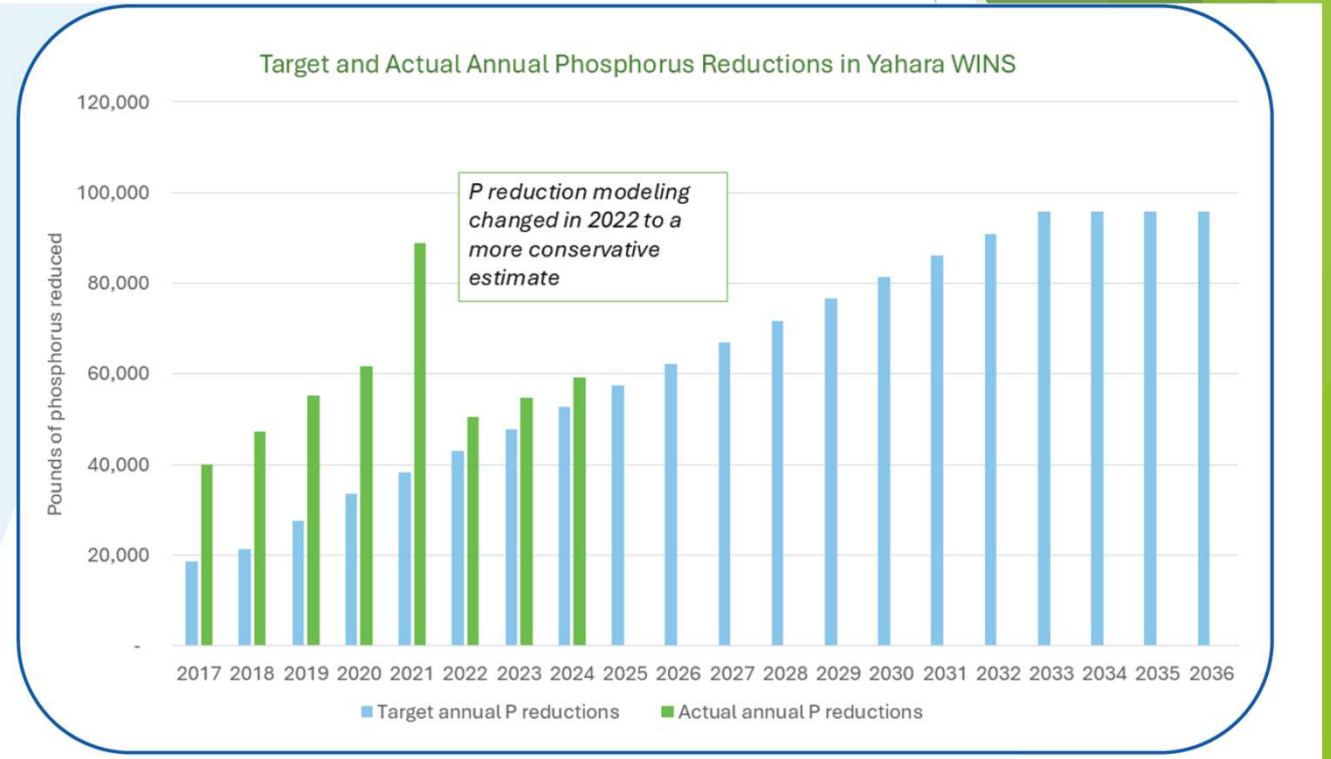


7.Drainage Map



8.Adaptive Management TMDL Compliance

- Madison Contributed
  - $504,394 in 2025
  - Addresses 10,254 lb of TP .
- 59,124 lb TP Captured vs 52,648 lb TP Goal for 2024
- TP $/lb is lower than initially thought
- Ultimate Goal 104,000 lb
- Madison's MS4 produces 29,839 lb TP a year in the TMDL
- Madison Currently Captures 7,877 lb annually
  - Adaptive management covers the 10,254 lb gap.



Going Forward

- Continue Outreach and Education Efforts
- Green Infrastructure Pilot
  - Additional permeable pavement and 12 Rain Gardens 2026 – Meyer Ave
  - Expanding Reimbursement City-wide
- Increase Private Stormwater Management Inspection and Reporting –Dane County and Green Tier
- Improve and Expand Salt Certification – Increase Brine Usage
- Continue with Erosion Control Inspections and IDDE Education
- Olin Transfer Station Northeast Drainage Improvements
- Water Quality Model updates 2026

Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted.**

Form 3400-224(R8/2021)

Reporting Information :

Will you be completing the Annual Report or other submittal type? (•) **Annual Report** ( ) **Other**

Project Name:	2025 Annual Report
County:	Dane
Municipality:	Madison City
Permit Number:	S058416
Facility Number:	9747
Reporting Year:	2025

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable? ( ) **Yes** (•) **No**

Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Annual Report

- Review related web site and instructions for Municipal storm water permit eReporting [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
  - Public Education and Outreach Annual Report Summary
  - Public Involvement and Participation Annual Report Summary
  - Illicit Discharge Detection and Elimination Annual Report Summary
  - Construction Site Pollution Control Annual Report Summary
  - Post-Construction Storm Water Management Annual Report Summary
  - Pollution Prevention Annual Report Summary
    - Leaf and Yard Waste Management
    - Municipal Facility (BMP) Inspection Report
    - Municipal Property SWPPP
    - Municipally Property Inspection Report
    - Winter Road Maintenance
  - Storm Sewer Map Annual Report Attachment
  - Storm Water Quality Management Annual Report Attachment

- TMDL Attachment
- Storm Water Consortium/Group Report
- Municipal Cooperation Attachment
- Other Annual Report Attachment

- Attach the following permit compliance documents as appropriate using the attachments tab above

  - Storm Water Management Program
    - Public Education and Outreach Program
    - Public Involvement and Participation Program
    - Illicit Discharge Detection and Elimination Program
    - Construction Site Pollutant Control Program
    - Post-Construction Storm Water Management Program
    - Pollution Prevention Program
      - Municipal Storm Water Management Facility (BMP) Inventory
      - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan
  - Total Maximum Daily Load documents *(*If applicable, see permit for due dates.)*
    - TMDL Mapping*
    - TMDL Modeling*
    - TMDL Implementation Plan*
    - Fecal Coliform Screening Parameter *
    - Fecal Coliform Inventory and Map *(S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022)*
    - Fecal Coliform Source Elimination Plan *(S050075-03 general permittees Appendix B - document due to the department by October 31,2023)*

- Sign and Submit form

Do not close your work until you SAVE.

Form 3400-224 (R8/2021)

Municipal Contact Information- Complete

Notice: Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].
Note: Compliance items must be submitted using the Attachments tab.

Municipality Information

Name of Municipality	Madison City
Facility ID # or (FIN):	9747
Updated Information:	☑ Check to update mailing address information
Mailing Address:	210 Martin Luther King Blvd
Mailing Address 2:	rm 115
City:	Madison City
State:	WI
Zip Code:	53703 xxxxx or xxxxx-xxxx

Primary Municipal Contact Person (Authorized Representative for MS4 Permit)

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

☐ Select to ***create new*** primary contact

First Name:	James
Last Name:	Wolfe

☐ Select to ***update*** current contact information

Title:	City Engineer
Mailing Address:	210 Martin Luther King Jr Blvd Room 115
Mailing Address 2:	
City:	Madison
State:	WI
Zip Code:	53703 xxxxx or xxxxx-xxxx
Phone Number:	608-266-4099 Ext: xxx-xxx-xxxx
Email:	jwolfe@cityofmadison.com

Additional Contacts Information (Optional)

☑ I&E Program

Individual with responsibility for: (Check all that apply)

- ☐ IDDE Program
- ☐ IDDE Response Procedure Manual
- ☑ Municipal-wide Water Quality Plan
- ☐ Ordinances
- ☑ Pollution Prevention Program
- ☐ Post-Construction Program
- ☐ Winter roadway maintenance

First Name:	Phil
Last Name:	Gaebler
Title:	Engineer
Mailing Address:	210 Martin Luther King Jr BLVD
Mailing Address 2:	
City:	madison
State:	WI
Zip Code:	53703 xxxxx or xxxxx-xxxx
Phone Number:	608-266-4059 Ext: xxx-xxx-xxxx
Email:	pgaeble@cityofmadison.com

Municipal Billing Contact Person (Authorized Representative for MS4 Permit)

☐ Select to ***create new*** Billing contact

First Name:	Janet
Last Name:	Schmidt

☐ Select to ***update*** current contact information

Title:	Principal Stormwater Engineer
Mailing Address:	210 MLK, Jr Blvd
Mailing Address 2:	
City:	Madison
State:	WI
Zip Code:	53703 xxxxx or xxxxx-xxxx
Phone Number:	608-261-9688 Ext: xxx-xxx-xxxx
Email:	jschmidt@cityofmadison.com

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

◉ Yes ○ No

☐ Public Education and Outreach

☐ Public Involvement and Participation

☑ Illicit Discharge Detection and Elimination DCMPH

☐ Construction Site Pollutant Control

☐ Post-Construction Storm Water Management

☐ Pollution Prevention

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

○ Yes ◉ No

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7.

Form 3400-224 (R8/2021)

Minimum Control Measures- Section 1 : Complete

1. Public Education and Outreach

a. Does MS4 conduct any educational efforts or events independently (not with a group) ◉ Yes ○ No

b. How many total educational events were held during the reporting year: 8

c. Were any of the public education and outreach delivery mechanisms conducted during the reporting year active or interactive? ◉ Yes ○ No

d. Please select all storm water topics, target audiences, and delivery mechanisms used in the reporting year

Public Education and Outreach Delivery Mechanisms (Active and Passive)	
Active/Interactive Mechanisms	**Passive Mechanisms**
☑ Education activities (school presentations, summer camps)	☐ Passive print media (brochures at front desk, posters, etc.)
☑ Information booth at event	☑ Distribution of print media (mailings, newsletters, etc.) via mail or email.
☑ Targeted group training (contractors, consultants, etc.)	☑ Media offerings (radio and TV ads, press release, etc.)
☑ Government event (public hearing, council meeting)	☑ Social media posts
☑ Workshops	☐ Signage
☑ Tours	☑ Website
☑ Other: storm drain murals	☑ Other: Storm Drain Murals

Topics Covered	**Target Audience**
☑ Illicit discharge detection and elimination	☑ General Public
☐ Household hazardous waste disposal/pet waste management/vehicle washing	☑ Public Employees
☑ Yard waste management/pesticide and fertilizer application	☑ Residents
☑ Stream and shoreline management	☐ Businesses
☑ Residential infiltration	☑ Contractors
☑ Construction sites and post-construction storm water management	☑ Developers
☑ Pollution prevention	☐ Industries
☑ Green infrastructure/low impact development	☐ Public Officials
☐ Other:	☐ Other:

e. Will additional information/summary of these education events be attached to the annual report? ◉ Yes ○ No

If no, please provide additional comment in the brief explanation box below. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 2 : Complete

2. Public Involvement and Participation

a. Permit Activities. Select all of the following topics the Permittee did to engage public participation and involvement.

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
☑ MS4 Annual Report ☑ Storm Water Management Program ☐ Storm Water related ordinance ☐ Other:	☑ General Public ☑ Public Employees ☑ Residents ☐ Businesses ☑ Contractors ☐ Developers ☐ Industries ☐ Public Officials ☐ Other	1 - 10	○ Yes ◉ No

b. Volunteer Activities. Select all of the following audiences targeted for volunteer involvement and participation related to storm water.

☐ NA (Individual Permittee)

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	☐ General Public ☐ Public Employees ☑ Residents ☐ Businesses ☐ Contractors ☐ Developers ☐ Industries ☐ Public Officials ☐ Other	11-50	○ Yes ◉ No

c. Brief explanation on Public Involvement and Participation reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 3 : Complete

3. Illicit Discharge Detection and Elimination

a.	How many total outfalls does the municipality have?	590
b.	How many major outfalls does the municipality have?	74
c.	How many outfalls did the municipality evaluate as part of their routine ongoing field screening program?	100
d.	From the municipality's routine screening, how many were confirmed illicit discharges?	0
e.	How many illicit discharge complaints did the municipality receive?	53
f.	From the complaints received, how many were confirmed illicit discharges?	35
g.	How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)? (If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)	35

h. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

☑ Verbal Warning	9
☑ Written Warning (including email)	0
☑ Notice of Violation	0
☑ Civil Penalty/ Citation	7

Additional Information:

i. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year? 114

b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year? 63

c. How many erosion control inspections did the municipality complete in the reporting year (at sites with one acre or more of land disturbing construction activity)? 500

d. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

☑ Verbal Warning	47
☑ Written Warning (including email)	88
☑ Notice of Violation	27
☑ Civil Penalty/ Citation	12
☐ Stop Work Order	
☐ Forfeiture of Deposit	
☐ Other - Describe below	

e. Brief explanation on Construction Site Pollutant Control reporting . *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

Madison has 3 inspectors that perform site inspections and respond to reported issues.

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

a. How many new structural storm water management Best Management Practice (BMP) have received local approval ? 10

*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement,

b. Does the MS4 have procedures for inspecting and maintaining private storm water facilities? ◉ Yes ○ No

c. If Yes, how many privately owned storm water management facilities were

inspected in the reporting year ? Inspections completed by private landowners should be included in the reported number. 256

d. Does the municipality utilize privately owned storm water management BMP in its pollutant reduction analysis? ◉ Yes ○ No

e. Does MS4 have maintenance authority on these privately owned BMPs?
◉ Yes ○ No

f. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.

☐ Verbal Warning	
☑ Written Warning (including email)	2
☑ Notice of Violation	0
☐ Civil Penalty/ Citation	
☐ Forfeiture of Deposit	
☑ Complete Maintenance	0
☑ Bill Responsible Party	0
☐ Other - Describe below	

g. Brief explanation on Post-Construction Storm Water Management reporting . *If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page*.

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 6 : Complete

6. Pollution Prevention

Storm Water Management Best Management Practice Inspections ☐ Not Applicable

a. Enter the total number of "municipally owned" (i.e., publicly owned BMPs) or operated (i. e., privately o wned BMPs) structural storm water management best management practices. 293

b. How many new municipally owned storm water management best management practices were installed in the reporting year ? 5

c. How many municipally owned (public) storm water management best management practices were inspected in the reporting year? 67

d. What elements are looked at during inspections (250 character limit)?

Benthic survey, bank erosion, vegetation health, outlet structure

e. How many of these facilities required maintenance? 10

f. Brief explanation on Storm Water Management Best Management Practice inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

Public Works Yards & Other Municipally Owned Properties that require a stormwater pollution prevention plan (SWPPP)* ☐ Not Applicable

g. How many municipal properties require a SWPPP? 9

h. How many inspections of municipal properties have been conducted in the reporting year? 9

i. Have amendments to the SWPPPs been made?

◉ Yes ○ No

j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:

Added new treatment devices to Olin transfer station.

k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

* Any municipally owned property that has the potential to generate stormwater pollution should have a SWPPP. For example, if a municipal property stores compost piles, material storage, yard wastes, etc., outside and can contaminate stormwater runoff—a SWPPP is required.

Collection Services - *Street Sweeping Program* ☐ Not Applicable

l. Did the municipality conduct street sweeping during the reporting year?

◉ Yes ○ No

m. If known, how many tons of material was removed? 5257

n. Does the municipality have a low hazard exemption for this material? ◉ Yes ○ No

o. If street sweeping is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?

◉ Yes - Explain frequency weekly or monthly

○ No - Explain _____

○ Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program* ☐ Not Applicable

p. Did the municipality conduct catch basin sump cleaning during the reporting year? ◉ Yes ○ No

q. How many catch basin sumps were cleaned in the reporting year? 1564

r. If known, how many tons of material was collected? 780

s. Does the municipality have a low hazard exemption for this material? ◉ Yes ○ No

t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?

◉ Yes- Explain frequency twice a year

○ No - Explain _____

○ Not Applicable

Collection Services - *Leaf Collection Program* ☐ Not Applicable

u. Does the municipality conduct curbside leaf collection? ◉ Yes ○ No

v. Does the municipality notify homeowners about pickup? ◉ Yes ○ No

w. Where are the residents directed to store the leaves for collection?

☑ Pile on terrace ☐ Pile in street ☐ Bags on terrace

☐ Other - Describe _____

x. What is the frequency of collection?

3-4 time each fall

y. Is collection followed by street sweeping? ◉ Yes ○ No

z. Brief explanation on Collection Services reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page*

Winter Road Management ☐ Not Applicable

*Note: We are requesting information that goes beyond the reporting year, answer the best you can.

aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? (*One mile of a two-way road equals two lane miles*.) 1796

ab. Provide amount of de-icing products used by month last winter season?

Solids (tons) (ex. sand, or salt-sand)

Product	Oct	Nov	Dec	Jan	Feb	Mar
Salt	0	922	959	953	2470	185
Sand	0	262	3062	1516	1416	1416

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
Brine	0	3780	5402	2625	57550	229

ac. ◉ Yes ○ No

Was salt applying machinery calibrated in the reporting year?

ad. Have municipal personnel attended salt reduction strategy training in the reporting year? ◉ Yes ○ No

Training Date	Training Name	# Attendance
9/23/2025	Inhouse Saltwise training	30
9/24/2025	Inhouse Saltwise training	30

ae. Brief explanation on Winter Road Management reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

saltwise training.

Internal (Staff) Education & Communication

af. Has the municipality provided an opportunity for internal training or education to staff implementing the municipality's procedures for each of the pollution prevention program element ? ◉ Yes ○ No

If yes, describe what training was provided (250 character limit):

Presentation on erosion control and IDDE.

ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs, procedures and pollution prevention program requirements.

Elected Officials

BPW Presentation

Municipal Officials

BPW presentation, PWI meeting, Solid waste water quality meeting.

Appropriate Staff (such as operators, Department heads, and those that interact with public)

internal training , solid waste water quality meetings.

ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE.**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 7 : Complete

7. Storm Sewer System Map

a. Did the municipality update their storm sewer map this year?

◉ Yes ○ No

If yes, check the areas the map items that got updated or changed:

☑ Storm water treatment facilities

☐ Storm pipes

☐ Vegetated swales

☐ Outfalls

☑ Other - Describe below

subcatchment refinement based on watershed studies

b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*.

Missing Information

Do not close your work until you SAVE.

Form 3400-224 (R8/2021)

Final Evaluation - Complete

Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	**Budget** Reporting Year	**Budget** Upcoming Year	**Source of Funds**
Element: Public Education and Outreach			
25000	2025	25000	Storm water utility
Element: Public Involvement and Participation			
30000	2025	30000	Storm water utility
Element: Illicit Discharge Detection and Elimination			
20000	2025	20000	Storm water utility
Element: Construction Site Pollutant Control			
60000	2025	60000	Storm water utility
Element: Post-Construction Storm Water Management			
1135000	2025	1050000	Storm water utility
Element: Pollution Prevention			
596000	2025	638000	Storm water utility
Other (describe)			
Yahara Wins Contribution			
504393	2025	504393	Storm water utility

Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters*.

Water Quality

a: Were there any known water quality improvements in the receiving waters to which the

municipality's storm sewer system directly discharges to?
○ Yes ◉ No ○ Unsure If Yes, explain below:

b : Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?
○ Yes ◉ No ○ Unsure If Yes, explain below:

c: Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?
○ Yes ◉ No ○ Unsure

d: Has the municipality evaluated their storm water practices to reduce the pollutants of concern?
◉ Yes ○ No ○ Unsure

Storm Water Quality Management

a. Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)? ○ Yes ◉ No

b. If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you SAVE.

Form 3400-224 (R8/2021)

Requests for Assistance on Understanding Permit Programs

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- ☐ Public Education and Outreach
- ☐ Public Involvement and Participation
- ☐ Illicit Discharge Detection and Elimination
- ☐ Construction Site Pollutant Control
- ☐ Post-Construction Storm Water Management
- ☐ Pollution Prevention
- ☐ Storm Water Quality Management
- ☐ Storm Sewer System Map
- ☐ Water Quality Concerns
- ☐ Compliance Schedule Items Due
- ☐ MS4 Program Evaluation

Do not close your work until you **SAVE.**

Form 3400-224(R8/2021)

Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - Help reduce file size and trouble shoot file uploads
*Required Item

Note: To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

Municipal Facility SWPPP

File Attachment

Storm Sewer System Map

File Attachment

Attach - Other Supporting Documents

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Attach - Permit Compliance Documents

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Missing Information

Draft and Share PDF Report with the permittee's governing body or delegated representatives.

Press the button below to create a PDF. The PDF will be sent to the email address associated with the WAMS ID that is signed in. After the annual report has been reviewed by the governing body or delegated representative, return to the MS4 eReporting System to submit the final report to the DNR.

Draft and Share PDF Report

Form 3400-224(R8/2021)

Complete and Submit Your Application

You have not completed all areas of the application. Please return to the application and complete all missing items.

Contact Information:	Complete
Minimum Control Measures Section 1:	Complete
Minimum Control Measures Section 2:	Complete
Minimum Control Measures Section 3:	Complete
Minimum Control Measures Section 4:	Complete
Minimum Control Measures Section 5:	Complete
Minimum Control Measures Section 6:	Complete
Minimum Control Measures Section 7:	Complete
Attachments:	Has Missing Items
Final Evaluation:	Complete

City of Madison

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

Master

File Number: 92231

File ID:	92231	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/04/2026
File Name:	Declaring the City of Madison's intention to exercise its police powers establishing the Resurfacing 2026 - Assessment District. (District 15, District 19)			**Final Action:**	

Title: Declaring the City of Madison's intention to exercise its police powers establishing the Resurfacing 2026 - Assessment District. (District 15, District 19)

Notes: Shawn Beer

Sponsors:	John P. Guequierre	**Effective Date:**	
Attachments:	Street Resurfacing List 2026.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	03/05/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92231

Fiscal Note
No funds required.
Title
Declaring the City of Madison's intention to exercise its police powers establishing the Resurfacing 2026 - Assessment District. (District 15, District 19)
Body
BE IT HEREBY RESOLVED:

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

known as the Resurfacing 2026 - Assessment District, all in accordance with Section 66.0701 (formerly Section 66.62) of the Wisconsin State Statutes and Section 4.09 of the Madison General Ordinances.

2. That the contemplated purposes of this assessment district is to remove and replace drive aprons, curb and gutter as needed and the full width of street pavement of Research Park Boulevard from Charmany Drive to South Whitney Way and Waubesa Street from Atwood Avenue to Capital City Trail.

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

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

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

RESURFACING 2026

SEGMENT	FROM	TO	MILL OR PULVERIZE	ALDER DISTRICT
WAUBESA ST	ATWOOD AVE	CAPITAL CITY TRAIL	PULVERIZE	15
RESEARCH PARK BLVD	CHARMANY DR	SOUTH WHITNEY WAY	PULVERIZE	19

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92261

File ID:	92261	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	03/05/2026
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Resurfacing - Asphalt Patching.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Resurfacing - Asphalt Patching. (Citywide)

Notes: Shawn Beer

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/05/2026	Refer	BOARD OF PUBLIC WORKS	03/11/2026	03/11/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/11/2026						
1	BOARD OF PUBLIC WORKS	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 92261

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the 2026 Resurfacing - Asphalt Patching. The total estimated cost of the project is $862,575. Funding is available in the 2026 Adopted Engineering - Major Streets Capital Budget (Munis #15930 - $308,100), the 2026 Adopted Operating Budget for the Sewer Utility ($88,175), and the 2026 Adopted Operating Budget for the Water Utility ($466,300). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and

receive bids for 2026 Resurfacing - Asphalt Patching. (Citywide)

Body

Included with this contract is asphalt base patching, patch by grind (mill/overlay), and infrared patching citywide per the established patching criteria. This contract primarily addresses spot locations of failing pavement to prolong the life of the pavement, and also coordinates with City utilities to complete street restoration and pavement patching work necessary from underground utility repairs made within the street.

BE IT RESOLVED,

1) That the plans and specifications for 2026 Resurfacing - Asphalt Patching be and are hereby approved.

2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.

3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89084

File ID:	89084	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	City Clerk
				File Created Date :	07/08/2025
File Name:				**Final Action:**	

Title: Report of Operator License Applications March 24, 2026. See attached report for list of operators.

Notes:

Sponsors:		**Effective Date:**	
Attachments:	new operators.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	echristianson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	07/08/2025	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				

Action Text: This License was RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Text of Legislative File 89084

Title

Report of Operator License Applications March 24, 2026. See attached report for list of operators.

Police Review - Submit to Council

Holder Name	License
AQEEL, RAAIDAH	LICOPR-2026-00116
Erdahl, Emily Ann	LICOPR-2026-00108
Gordon, Autumn	LICOPR-2026-00125
Henry, Robert S	LICOPR-2026-00103
KLITZKE, TANNER J	LICOPR-2026-00120
Lindenberg, Crystal	LICOPR-2026-00109
lombardo, deana marie	LICOPR-2026-00099
MILES, CAMILLE	LICOPR-2026-00106
SALAZAR, JOSHUA	LICOPR-2026-00121
Schemberger, Michael B	LICOPR-2026-00098
SMITH, JACQUELINE N	LICOPR-2026-00114
TERRY, ELENA M	LICOPR-2026-00115
Wassink, Luke	LICOPR-2026-00110

City of Madison

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

Master

File Number: 92185

File ID:	92185	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	03/02/2026
File Name:	Alder Terms BCC Update			**Final Action:**	

Title: Amending various Sections of the Madison General Ordinances related to Terms of Alders on Boards, Commissions and Committees.

Notes: 7034AlderTermUpdates

Sponsors:	Satya V. Rhodes-Conway, MGR Govindarajan And Regina M. Vidaver	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Michael Haas	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/02/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Common Council Executive Committee (3/10/26), Common Council (3/24/26)					
1	COMMON COUNCIL EXECUTIVE COMMITTEE	03/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Govindarajan, seconded by Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					
1	COMMON COUNCIL	03/10/2026	Refer	COMMON COUNCIL EXECUTIVE COMMITTEE	03/10/2026		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 92185

Fiscal Note

No City appropriation required.

Title

Amending various Sections of the Madison General Ordinances related to Terms of Alders on Boards, Commissions and Committees.

Body

DRAFTER'S ANALYSIS: This ordinance establishes terms of alders on City Boards, Commissions and Committees as one year, expiring on the third Tuesday of the April following appointment. The ordinance makes such terms of alders consistent with MGO section 33.01(6)(a).

****

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

1. Subdivision (c) of Subsection (10) entitled "Ethics Board" of Section 3.35 entitled "Code of Ethics" of the Madison General Ordinances is amended as follows:

"(c) The members of the Ethics Board shall be appointed by the Mayor, subject to confirmation by the Common Council. The term of any aldermanic member appointed to the Board shall expire ~~with the expiration of her or his term as alderperson~~ on the third Tuesday of the following April pursuant to Sec. 33.01(6)(a). Terms of office of other members of the Ethics Board shall be 3 years except that when the initial appointments are made, 2 of the members shall be appointed for 1 year, 2 others for 2 years, and the remaining 3 for 3 years.

The members of the Ethics Board as of the adoption of this ordinance are reappointed and reconfirmed to serve their terms or remaining parts of their terms for which each was most recently appointed."

2. Subsection (4) entitled "Selection of Alderpersons Members of Board" of Section 4.02 entitled "Budget System" of the Madison General Ordinances is amended as follows:

"(4) Selection of Alderpersons Members of Board. The Finance Committee shall consist of six (6) Alders, five (5) of whom shall be appointed by the Mayor, subject to confirmation by the Common Council. Once confirmed these members shall hold office for a term of ~~two (2) years~~ one (1) year or until their successors are confirmed. The sixth member shall be the Common Council President serving ex officio but with power to vote."

3. Subparagraph a. of Paragraph 3. of Subdivision () of Subsection (2) entitled "Composition, Terms" of Section 7.01 entitled "Board of Health for Madison and Dane County" of the Madison General Ordinances is amended as follows:

"a. The ~~alder and~~ supervisor terms shall be for two (2) years and alders shall be appointed to one-year terms pursuant to Sec. 33.01(6)(a)."

4. Paragraph 4. of Subdivision (d) entitled "Board Appointments" of Subsection (1) entitled "Organization and Library Board" of Section 8.12 entitled "Madison Public Library" of the Madison General Ordinances is amended as follows:

"4. After the initial appointment, all members of the board shall hold office for a term of three years and three of said members shall be appointed each year, except for alders who shall be appointed to one-year terms pursuant to Sec. 33.01 (6)(a). The appointment shall be dated from the first day of July in the year in which such appointments are

made."

5. Subsection (3) entitled "Terms" of Section 8.41 entitled "DCC Downtown Coordinating Committee" of the Madison General Ordinances is amended as follows:

"(3) Terms. Alderperson members shall serve for terms of ~~two (2) years, expiring with the respective Alder term~~ one (1) year pursuant to Sec. 33.01(6)(a). Resident members shall serve for three (3) years. Any vacancies shall be filled by the Mayor, subject to approval of the Common Council, for a term filling out the remainder of the vacated member's term."

6. Subdivision (f) entitled "Appointment Terms" of Subsection (2) entitled "Composition, Appointments and Terms" of Section 9.12 entitled "Vending Oversight Committee" of the Madison General Ordinances is amended as follows:

"(f) Appointment Terms. The term for alderperson members shall be ~~two (2) years~~ one (1) year, as set forth in Sec. 33.01(6)(a). The term for resident members and non-voting technical advisors shall be three (3) years, expiring on June 1 in the third year following appointment. All vacancies shall be filled by the Mayor, subject to approval of the Common Council, for a term filling out the remainder of the vacated member's term."

7. Subsection (2) entitled "Water Utility Board" of Section 13.01 entitled "Water Utility Board" of the Madison General Ordinances is amended as follows:

"(2) Water Utility Board. There is hereby created a Water Utility Board of eight (8) members, whose duty shall be the management and operation of the Water Utility. There shall be seven (7) voting members and one (1) non-voting ex-officio member. At least one (1) and not more than two (2) of the voting members shall be members of the Common Council, who shall serve ~~during their two-year terms~~ one-year terms pursuant to Sec. 33.01 (6)(a). The members shall be appointed by the Mayor and confirmed by the Common Council, and members who are not members of the Common Council shall serve staggered terms of five (5) years, respectively provided that the Mayor may appoint one of the members whose term ends in 2010 to a three (3) year term in order to achieve staggered terms. In case of vacancy, the Common Council may at any regular or special meeting confirm a member for the unexpired term. The Director of Public Health Madison and Dane County under Sec. 7.02, MGO, or their designee shall serve as an ex-officio, non-voting member of the Board in order to provide advice and information to the Board on health issues related to the Water Utility. The Director of Public Health Madison and Dane County shall not vote, may not make motions, and shall not be counted as a member in determining quorum or majorities. Upon passage of this ordinance, the existing commissioners of the Board of Water Commissioners shall immediately succeed to positions as members of the Water Utility Board and fill out their terms as if appointed to the remaining length of their terms."

8. Subsection (3) entitled "Appointment and Terms of Alderperson Members" of Section 16.01 entitled "City Plan Commission" of the Madison General Ordinances is amended as follows:

"(3)Appointment and Terms of Alderperson Members. The Mayor shall appoint three (3) members of the Common Council to be members of such commission; and, at its annual meeting in April of each year the Common Council shall, by a two-thirds (⅔) vote of its members confirm any such mayoral appointments of three of its number as members of the City Plan Commission for terms ~~to coincide with their terms on the Common Council~~ for one-year terms pursuant to Sec. 33.01(6)(a)."

9. Subsection (1) entitled "Membership" of Section 29.21 entitled "Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals" of the Madison General Ordinances is amended as follows:

"(1)Membership. The Board shall consist of nine (9) members appointed by the Mayor, subject to confirmation by the Common Council. Each member shall be appointed for a term of three (3) years and shall serve until a successor is appointed and confirmed, except for alders who shall be appointed to one-year terms pursuant to Sec. 33.01 (6)(a).

Members shall, collectively, represent the following areas of expertise: (1) legal, (2) architectural, (3) structural or architectural engineering, (4) real estate, (5) building, and (6) fire prevention.

The Mayor shall strive to appoint members drawn from the following portions of the community: Neighborhood groups, sustainability activists, business people, educational institutions and the development community."

10. Subsection (2) entitled "Appointment; Terms" of Section 33.05 entitled "Board of Park Commissioners" of the Madison General Ordinances is amended as follows:

"(2)Appointment; Terms. Said Board shall consist of seven (7) members, two (2) alders and five (5) resident members appointed by the Mayor and confirmed by the Common Council. The alderperson members shall be appointed in April for the term of ~~two (2) years~~ one (1) year, beginning on the ~~first day of May~~ third Tuesday in April. The full term of each resident member shall be for five (5) years beginning on the first day of May next succeeding her/his appointment and until her/his successor is appointed and qualified; but when the Board is first constituted, the respective appointments shall be for terms of five (5), four (4), three (3), two (2), and one (1) years, respectively. At the organization meeting of the Common Council on the third Tuesday in April preceding the end of any of the resident members' terms, the Mayor shall appoint her/his successor for a full term and shall submit the appointment to the Common Council for confirmation."

11. Subsection (2) entitled "Composition, Appointments and Terms" of Section 33.07 entitled "Board of Public Works" of the Madison General Ordinances is amended as follows:

"(2)Composition, Appointments and Terms. The Board of Public Works shall consist of seven (7) voting members. The Mayor or her/his designee shall serve as a member of the Board, one (1) member shall be an adult City of Madison resident with an engineering background who shall serve for one (1) year, two (2) members shall be alderpersons, and three (3) members shall be residents. The Mayor shall also appoint two persons to serve as alternate members. The alternate member may act with full power and authority when any other member of the Board is absent. The alternate member may participate in Board discussion, may serve on subcommittees, and may be appointed to

any committee which requires the participation of a member of the Board of Public Works.

All members shall be appointed by the Mayor, subject to approval of the Common Council. All members shall be appointed for a term of two (2) years, except for alders who shall be appointed to one-year terms pursuant to Sec. 33.01(6)(a). The terms of aldermanic members shall expire with the expiration of their terms as members of the Common Council. The Mayor at the organizational meeting each year shall indicate to the Common Council whether s/he will serve on the Board or inform the Council of the name of her/his designee. The Board shall elect one (1) of its members to serve as chair and another of its members to serve as vice-chair. The Mayor may change her/his designee or elect to assume membership on the Board any time and upon so assuming membership may elect to be chair of the Board. All appointments under this section shall be submitted by the Mayor to the Common Council for confirmation except that membership by the Mayor or selection of a designee shall be at the option of the Mayor. The Board shall adopt special rules for the conduct of public hearings before the Board. One (1) member of the Board of Public Works shall be a member of the Long-Range Transportation Committee."

12. Subparagraph a. entitled "City Members" of Paragraph 1. of Subdivision (b) entitled "Membership; Terms" of Subsection (3) entitled "City-County Homeless Issues Committee" of Section 33.09 entitled "City-County Commissions and Committees" of the Madison General Ordinances is amended as follows:

"a. City Members. Two (2) members shall be City of Madison Alders, one (1) member shall be a Madison Police Department officer, one (1) member shall be a representative of a downtown business or community organization, one (1) member shall be a current or former homeless person who has used homeless services, and one (1) member shall be from the Homeless Services Consortium or other persons experienced in homeless services or advocacy. All City members shall be appointed by the Mayor and confirmed by the Common Council. Alders shall have a one-year term ~~coextensive with their terms on the Common Council~~ pursuant to Sec. 33.01(6)(a). Other members shall serve staggered three-(3) year terms ending on June 30."

13. Subdivision (a) of Subsection (2) entitled "Membership" of Section 33.10 entitled "Committee on Employee Relations" of the Madison General Ordinances is amended as follows:

"(a) The Committee shall be composed of nine (9) members. Three (3) members shall be members holding management positions with the City of Madison. Three (3) members shall be resident members nominated by the employees. Two members (2) shall be alderpersons currently serving on the Finance Committee. One member (1) shall be the Human Resources Director who will only vote to break a tie vote among the other members. All members, with the exception of the Human Resources Director, shall be appointed by the Mayor subject to the approval of the Common Council on the third Tuesday of April for a term commencing on that date. The terms of the alderpersons expire ~~with the expiration of their term as an alderperson~~ on the third Tuesday of the following April pursuant to Sec.33.01 (6)(a). The remaining six (6) members shall serve staggered terms of three (3) years, with the terms of two (2) members expiring annually."

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

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

15. Subsection (2) entitled "Composition" of Section 33.17 entitled "Economic Development Committee" of the Madison General Ordinances is amended as follows:

"(2) Composition. The Committee shall consist of eleven (11) members: the Mayor or the Mayor's designee, three (3) Alderpersons, and seven (7) residents with a wide range of direct experience in business and/or knowledge related to job creation, real estate or workforce development. The Mayor shall appoint the members of the Committee subject to confirmation by the Common Council.

Terms of appointment of the resident members shall be staggered, for three (3) years, commencing May 1 and expiring April 30. The ~~Alderpersons~~ terms of alders shall ~~coincide with his or her term of office~~ expire on the third Tuesday of the following April pursuant to Sec. 33.01 (6)(a).

If the Mayor serves on the Committee, the Mayor shall act as chairperson. Otherwise, the chairperson will be elected by the Committee."

16. Subsection (1) entitled "Composition and Terms" of Section 33.1 entitled "Landmarks Commission" of the Madison General Ordinances is amended as follows:

"(1) Composition and Terms. A Landmarks Commission is hereby created, consisting of seven (7) members. One (1) shall be a historian; at least one (1) shall be a licensed architect, one (1) shall be a licensed real estate professional; one (1) shall be an Alder; and three (3) shall be resident members, at least one of whom has expertise in construction. Each member shall have, to the highest extent practicable, a known interest in historic preservation. Of the membership, at least two (2) shall meet the Professional Qualifications Standards established by the United States Secretary of the Interior for History, Archeology, Architectural History, Architecture, or Historic Architecture. The Mayor shall appoint the commissioners subject to confirmation by the Common Council. The term for each member shall be three (3) years, except that alders shall be appointed pursuant to one-year terms pursuant to Sec. 33.01(6)(a). The terms shall be staggered."

17. Subdivision (a) of Subsection (2) entitled "Initial Terms" of Section 33.20 entitled "Madison Cultural Arts District Board" of the Madison General Ordinances is amended as follows:

"(a) Persons appointed by the Mayor shall serve staggered terms of four years expiring on July 1st, except that the terms of alders shall be for one (1) year pursuant to Sec. 33.01(6)(a) and:

1. The initial term of two directors appointed by the Mayor shall expire on July 1st of the fourth year beginning after the year of creation of the District.
2. The initial term of two directors appointed by the Mayor shall expire on July 1st

of the fifth year beginning after the year of creation of the District.

3. The initial term of two directors appointed by the Mayor shall expire on July 1st of the sixth year beginning after the year of creation of the District."

18. Subsection (1) entitled "Monona Terrace Board; Composition, Terms" of Section 33.21 entitled "Monona Terrace Community and Convention Center Board" of the Madison General Ordinances is amended as follows:

"(1) Monona Terrace Board; Composition, Terms. The Monona Terrace Board shall consist of twelve (12) members appointed to three-year staggered terms ending on May 1st. Six appointments shall be made by the Mayor of the City of Madison, five by the Dane County Executive and one by the Governor of the State of Wisconsin. City and County appointments shall be subject to confirmation by the governing body of either City or County, as appropriate."

19. Subsection (3) entitled "Terms" of Section 33.22 entitled "Public Safety Review Committee" of the Madison General Ordinances is amended as follows:

"(3) Terms. Common Council members shall be appointed for ~~two (2)~~ one (1) year terms ending on the third Tuesday in April. Resident members shall be appointed for three (3) year terms ending on April 30 of the third calendar year after their appointment and confirmation, except that, in April 1993, the Mayor shall designate the terms of resident members in order to achieve staggered terms. The Mayor shall designate two resident members for one-year terms, two for two-year terms, and two for three-year terms."

20. Subsection (3) entitled "Terms" of Section 33.23 entitled "Housing Policy Committee" of the Madison General Ordinances is amended as follows:

"(3) Terms. All resident members shall be appointed for three-year terms, however, the initial terms of three (3) of the resident members shall expire on April, 30 2026. Initial terms of the remaining four (4) resident members shall expire on April 30, 2027. Thereafter, each resident member shall be appointed for a three-year term commencing on May 1st and expiring on April 30th. The terms of the alders shall expire ~~with the expiration of their terms in office~~ on the third Tuesday of the following April pursuant to Sec. 33.01(6)(a)."

21. Subsection (3) entitled "Commission Composition And Terms" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended as follows:

"(3) Commission Composition And Terms. An Urban Design Commission, advisory to the City Plan Commission, and vested with final decision-making authority as described elsewhere in this ordinance, in Chapter 31 (Sign Control Ordinance) and elsewhere in these ordinances, is hereby created, consisting of nine (9) voting members. Of the initial voting members appointed, three shall serve terms of two years each; three shall serve terms of one year each; and three shall serve terms of three years each; provided, however, that notwithstanding the provision of subdivision (j) below, the aldermanic member shall serve a two-year term and such term shall be concurrent with his/her term as a member of the Council. Thereafter, the term for each voting member shall be three years, except the term of the alder which shall be for one year pursuant to Sec. 33.01

(6)(a). The voting members shall be appointed by the Mayor and approved by the Common Council as follows:"

22. Section 33.31 entitled "Sustainable Madison Committee" of the Madison General Ordinances is amended as follows:

"The Sustainable Madison Committee takes a leadership role in the promotion of sustainability and environmental protection for the City of Madison, the Madison community, and the region. The committee consists of eleven (11) members plus two alternates: at least one (1) Common Council member, one (1) Board of Public Works member (who may also be a Council member), and nine (9) community representatives with an interest in sustainability (no more than two (2) of whom may also be Council members). Members shall be resident members that bring, collectively, a variety of different perspectives and experiences related to: (1) Air, (2) water, (3) energy, (4) transportation and land use, (5) food, (6) the built environment, (7) finance, economics and workforce, (8) culture (health, education, arts), (9) environmental justice, (10) climate, and (11) youth perspectives (ages 14-24). The Mayor shall strive to appoint members drawn from the following portions of the community: Neighborhood groups, sustainability activists, youth (ages 14-24), business people, educational institutions and the development community. Members and alternates are appointed by the Mayor and approved by the Common Council. Members and alternates shall be appointed for a term of two years, with terms expiring June 30 with the exception of aldermanic members and the Board of Public Works member. The term of aldermanic members shall expire ~~with the expiration of their terms as alders~~ on the third Tuesday of the following April and the term of the Board of Public Works member shall expire with their term on Board of Public Works."

23. Subsection (3) entitled "Membership" of Section 33.33 entitled "Sister City Collaboration Committee" of the Madison General Ordinances is amended as follows:

"(3) Membership. The Madison Sister City Collaboration Committee shall consist of one member from each approved Sister Committee partnership who will be appointed by the Mayor and confirmed by the Council. These members shall represent the Sister Cities of Madison. In addition, there shall be two (2) other members, one (1) member shall be an alderperson, and one (1) member shall be an adult resident of Madison. Because resident participation of the Sister City Collaboration Committee goes beyond the boundaries of the City, up to twenty-five percent (25%) of appointees to the committee may be non-residents of Madison without the need for a two-thirds (⅔) vote of the Council for confirmation. Any non-resident appointee whose confirmation would exceed the twenty-five percent (25%) limit will require a two-thirds (⅔) vote. Members shall have three-year terms, to be staggered upon initial appointment, except the alder who shall serve a one-year term pursuant to Sec. 33.01(6)(a). Quorum for the Committee will be calculated by the number of members appointed and serving at any given time."

24. Subdivision (b) entitled "Terms" of Subsection (4) of Section 33.35 entitled "Madison Arts Commission" of the Madison General Ordinances is amended as follows:

"(b) Terms. The terms of all commission members shall be for three (3) years or until their successors are qualified. However, the term of the ~~aldermanic~~ alder member shall ~~expire with the expiration of her/his term as alderperson~~ be for one year pursuant to Sec. 33.01(6)(a), and the members appointed to the first term following the effective

date of this ordinance shall be appointed to staggered terms. Three (3) members shall serve an initial term of one (1) year, three (3) shall serve an initial term of two (2) years, and four (4) shall serve an initial term of the full three (3) years. No member shall serve more than two (2) consecutive three-year terms. However, the six (6) members appointed to the first term after the effective date of this ordinance who serve an initial term of less than three (3) years, and any member appointed to fill the unexpired term of a former member, shall be eligible to serve two (2) full consecutive three-year terms thereafter. Other than the term of the alderperson, all terms shall expire on April 30th and begin on May 1st."

25. Paragraph 1. of Subdivision (a) of Subsection (2) entitled "Membership; Terms" of Section 33.52 entitled "Food Policy Council" of the Madison General Ordinances is amended as follows:

"1. Two (2) of the members shall be Common Council members who shall serve one-year terms pursuant to Sec. 33.01(6)(a),"

26. Subsection (2) entitled "Composition" of Section 33.54 entitled "Small Business Enterprises Appeals Committee" of the Madison General Ordinances is amended as follows:

"(2) Composition. The Affirmative Action Commission and the Board of Public Works shall each elect two of their members to serve on the Committee. They may also elect alternates to serve in the event the regular member is unable to serve. The fifth member shall be appointed by the Mayor. The members of the Committee shall not be subject to confirmation by the Council. Each member's term shall be two (2) years, except that any alder member shall serve a term that expires on the following third Tuesday in April pursuant to 33.01 (6)(a)."

27. Subdivision (b) entitled "Appointment and Terms of Common Council Members" of Subsection (3) entitled "Composition" of Section 33.56 entitled "Transportation Commission" of the Madison General Ordinances is amended as follows:

"(b) Appointment and Terms of Common Council Members. Common Council members of the Transportation Commission shall be appointed by the Mayor subject to confirmation by the Common Council. Terms for Common Council members shall ~~coincide with their terms on the Common Council~~ be for one year pursuant to 33.01 (6)(a). Appointments for such terms shall be made at the organizational meeting of the Common Council on the third Tuesday in April or as soon thereafter as the Mayor makes the appointment."

28. Subsection (10) entitled "Equal Opportunities Commission and Equal Opportunities Division" of Section 39.03 entitled "Equal Opportunities Ordinance" of the Madison General Ordinances is amended as follows:

"(10) Equal Opportunities Commission and Equal Opportunities Division. The Mayor, subject to confirmation by the Common Council, shall appoint an Equal Opportunities Commission, consisting of thirteen (13) members, one of whom shall be designated President by the members of the Commission. At least one, and no more than two, such members shall be an Alder, who shall be a member ~~only as long as they shall~~

~~continue to hold office as Alder~~ for one year pursuant to Sec. 33.01(6)(a). Members shall be appointed from among the residents of the entire City, shall be representative of the rich diversity of our community and include as many protected class memberships as is possible and shall be persons committed to the principle of equal opportunities. They shall receive no compensation for their services. There shall also be an Equal Opportunities Division established within the Department of Civil Rights, headed by an Equal Opportunities Division Manager as that position is established and set forth in Sec. 39.01(2), MGO."

29. Subdivision (a) entitled "Terms" of Subsection (3) of Section 39.04 entitled "Disability Rights Commission" of the Madison General Ordinances is amended as follows:

"(3) Terms. All members shall serve terms of three (3) years, commencing May 1, and expiring April 30, except that the term of the Alder member of the Commission shall expire ~~with the expiration of their term as Alder~~ after one year pursuant to Sec. 33.01(6)(a). At the first regular Common Council meeting in April of each year, the Mayor shall appoint persons to fill terms which expire the following May 1. The Common Council shall either reject or confirm the appointments. Should the Council reject any appointment, the Mayor shall submit an alternative appointment as soon as possible. All members shall serve until a successor is appointed and qualifies. Vacancies shall be filled in the manner prescribed for original appointments but the vacancies shall be filled for the unexpired term only."

City of Madison

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

Master

File Number: 91991

File ID:	91991	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	02/13/2026
File Name:				**Final Action:**	

Title: Authorizing the Director of Public Health to sign a Sole Source contract for Purchase of Services with Dane County Humane Society for 2026

Notes: 2026 PHMDC & Dane County Humane Society Agreement

Sponsors:	Tag Evers And Joann Pritchett	**Effective Date:**	
Attachments:	File #91991 - Approved Non-Competitive Selection Request	**Enactment Number:**	
Author:	Adrianne Bonow	**Hearing Date:**	
Entered by:	Adrianne Bonow (PHBOHSupport@publichealthmdc.com)	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Health Department	02/13/2026	Referred for Introduction		02/24/2026		
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (3/16/26), Board of Health Madison and Dane County (3/4/26), Common Council (3/24/26)					
1	COMMON COUNCIL	02/24/2026	Refer	FINANCE COMMITTEE		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Health for Madison and Dane County.					
1	FINANCE COMMITTEE	02/24/2026	Referred	BOARD OF HEALTH FOR MADISON AND DANE COUNTY		03/05/2026	
	Action Text:	This Resolution was Referred to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY					
1	BOARD OF HEALTH FOR MADISON AND DANE COUNTY	03/05/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE			Pass
	Action Text:	A motion was made by Halverson, seconded by Jenkins, to Return to Lead with the Recommendation for Approval. The motion passed by voice vote/other.					

1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: 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 91991

.. **Fiscal Note**

The proposed resolution authorizes a sole source contract with the Dane County Human Society through the remainder of 2026. The cost of the contract will depend on the quantity and type of services provided but is expected to total approximately $800,000 based on services provided in 2025. Public Health's 2026 adopted operating budget includes $390,000 for the contract. The total Public Health budget is $34.2 million. The potential over budget amount represents 1.2% of Public Health's total budgeted expenditures and will be supported by underspending within Public Health's budget and/or the use of additional fund balance. Public Health's actual spending versus its budget will be monitored through the City's mid-year and year-end budget projection process. Any requests to transfer budget or authorize additional fund balance will require approval in accordance with the terms of the intergovernmental agreement between the City and the County.

Title

Authorizing the Director of Public Health to sign a Sole Source contract for Purchase of Services with Dane County Humane Society for 2026

Body

WHEREAS, Public Health Madison & Dane County (Public Health) through its Animal Service Program has the authority and obligation to enforce several Wisconsin Statutes, Dane County and Madison ordinances related to crimes against animals, animal control, and animal care; and

WHEREAS, since approximately 2018, Public Health has held a contract with the Dane County Humane Society (DCHS) to provide care, treatment, and humane disposal of stray, abandoned, and impounded companion, livestock and exotic animals within the geographic limits of Dane County and the City of Madison; voluntarily surrendered animals when initiated by Public Health, rabies related services for stray, abandoned, impounded, and wild animals known to have bitten a person or believed to be afflicted by or exposed to the rabies virus, and related services; and

WHEREAS, the Intergovernmental Agreement creating the joint city-county health department requires Public Health to City of Madison purchasing and fiscal rules when purchasing services for the joint department, and the Board of Health for Madison and Dane County endorsed that process by Board resolution in 2008; and

WHEREAS, the City's purchasing rules are in Section 4.26 of the Madison General Ordinances. Under MGO 4.26(4)(a) a service contract over $75,000 that was not competitively selected must be approved by the Common Council and must meet one of the exceptions in MGO 4.26(4)(b); and

WHEREAS, while DCHS was selected through an RFB issued by City Purchasing in 2024, the pricing has changed such that it can no longer be said that the 2026 contract was negotiated through that competitive process; and

WHEREAS, Public Health, City and County staff have negotiated a short-term contract with DCHS to continue these services through the end of 2026. Highlights of new pricing include a $375 flat fee for stray and abandoned animals, and $450 for impound services for one week. The flat fee price is per animal for dogs, cats, and livestock, or for a group of small animals. Both flat fees include admitting, care days during holding period, redemption services, medical services (in-house and external), euthanasia, or placement services. The negotiated fees also include line-item per service fees for microchipping cats, UW transport, rabies observation and testing, forensic services, owner-requested euthanasia of dangerous animals, and a penalty fee for impounded animals that Public Health fails to pick up after ten (10) days; and

WHEREAS, Public Health estimates the total contract cost with this new pricing for the remainder of 2026 to be approximately $800,000 based on 2025 data; and

WHEREAS, for the reasons stated on the attached Non-Competitive Selection Request Form, Dane County Humane Society is the only contractor in the area that can currently provide the combination of necessary services described above, thereby meeting the exception of MGO 4.26(4)(b)2., “the service required is available from only one person or firm”.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby authorizes the Director of Public Health to sign a sole source contract for purchase of services with the Dane County Humane Society for the period of April 1, 2026 through December 31, 2026, for the purpose and at the price described above.

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

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

Non-Competitive Selection Request

Requisition Number

Fund
6100 PUBLIC HEALTH MADISON DANE

Major
546** Consulting/Professional Services

Agency
Public Health Madison & Dane County

Total Purchase Amount
$ 800,000.00

Vendor Name
Dane County Humane Society

Product/Service Description
Dane County Humane Society (DCHS) provides care, treatment, and humane disposal of stray, abandoned, and impounded companion, livestock and exotic animals within the geographic limits of Dane County and the City of Madison; voluntarily surrendered animals when initiated by Public Health, rabies related services for stray, abandoned, impounded, and wild animals known to have bitten a person or believed to be afflicted by or exposed to the rabies virus, and related services.

Exception Criteria
2. The services or goods required are available from only one person or firm (i.e., true sole source).

Reason For Request
DCHS was selected through an RFB issued by City Purchasing in 2024, the pricing has changed such that it can no longer be said that the 2026 contract was negotiated through that competitive process. Dane County Humane Society is the only contractor in the area that can currently provide the combination of necessary services described above, thereby meeting the exception of MGO 4.26(4)(b)2., “the service is required is available from only one person or firm".

Requestor
Bonow, Adrianne Armstrong, Bonnie L Heinrich, Janel Macomber, Brandon

Comments
Dane County Humane Society has been paid a total of $4,357,680 since 2015. Most of the payments were made on behalf of Public Health of Madison and Dane County. The breakdown of how the vendor was selected is as follows:

Purchases under the threshold requiring competitive selection	
$701	
$660,765	Competitively Selected
$3,696,214	Non-Competitively Selected

City of Madison

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

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File Number: 92006

File ID:	92006	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	02/16/2026
File Name:	Authorizing the Mayor and City Clerk to enter into a contract agreement for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide professional architectural and engineering consultant design services and construction administrative servi			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter into a contract agreement for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide professional architectural and engineering consultant design services and construction administrative services for the South District Police Station and Property & Evidence Facility located at 2120 Fish Hatchery Rd. (District 13)

Notes: Jim Whitney

Sponsors:	Satya V. Rhodes-Conway, Tag Evers, Isadore Knox Jr., John W. Duncan And Yannette Figueroa Cole	**Effective Date:**	
Attachments:	A-E Selection Eval Report-Fish Hatchery-R1.pdf	**Enactment Number:**	
Author:	Chris Petykowski, Engineering Division	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	02/16/2026	Referred for Introduction		02/24/2026		
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (3/2/26), Board of Public Works (3/11/26), Common Council (3/24/26)						
1	COMMON COUNCIL	02/24/2026	Refer	FINANCE COMMITTEE		03/02/2026	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Board of Public Works.						
1	FINANCE COMMITTEE	02/24/2026	Referred	BOARD OF PUBLIC WORKS			
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS						
1	FINANCE COMMITTEE	03/02/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

1	BOARD OF PUBLIC WORKS	03/11/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Text of Legislative File 92006

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a 6-year contract for Purchase of Services with Engberg Anderson, Inc. for professional architectural and engineering design services and construction administration services for the design and construction of the South District Police Station and Property & Evidence Facility at an estimated cost of $2,443,800.

The contract scope is separated into two parts. Funding the Part #1 ($1,436,804) is authorized under existing budget authority from the 2025 Adopted Police Department Capital Budget (Munis #17044). Part #1 scope includes the predesign phase, schematic design phase, design development phase, and 50% of the construction document phase. Funding for Part #2 ($1,006,996) shall be contingent on and subject to future appropriations included in the 2027 Adopted Capital Improvement Plan (CIP). Part #2 scope includes remaining 50% of the construction document phase, bidding phase, construction administration phase, and warranty phase. The 2026 Adopted CIP includes $42,500,000 in funding for the South District Police Station Property & Evidence Facility planned in 2027.

Title

Authorizing the Mayor and City Clerk to enter into a contract agreement for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide professional architectural and engineering consultant design services and construction administrative services for the South District Police Station and Property & Evidence Facility located at 2120 Fish Hatchery Rd. (District 13)

Body

WHEREAS the 2025 Capital Budget includes funding for the South District Police Station and Property & Evidence Facility, an Architect and Engineer consultant team must be hired to design this project; and,

WHEREAS the total compensation for architectural and engineering design services for Engberg Anderson, Inc. is $2,443,800; and,

WHEREAS The project will co-locate and combine a new South District Police Station along with a new centralized Property & Evidence Storage Facility into one site location; and

WHEREAS The newly constructed facility will replace multiple property and evidence storage locations throughout the city, and it will replace the existing South District Police Station on Hughes Place; and,

WHEREAS The goal of the project is to consolidate services into a single site that provides a

fully functional South District station, as well as additional office space, property storage, impounded vehicle and abandoned bicycle storage, forensic services, a large vehicle processing area, and safe, convenient customer access; and,

WHEREAS This project is part of the planned South Park Street and West Badger Road Redevelopment in South Madison; and,

WHEREAS The existing south district police station on Hughes Place will become a site for housing development; and,

WHEREAS the Engineering Division requires consulting services in order to complete the Pre-Design, Schematic Design, Design Development, Construction Documents, Bidding, Construction Administration, and Warranty phases of the project; and,

WHEREAS, Engberg Anderson, Inc. has been selected through a “Request for Proposals” process (RFP #: 14030-0-2025-BP), and is the final selected candidate in accordance with MGO Section 4.26 of Madison General Ordinances and,

WHEREAS, an evaluation team administered by the Purchasing Division and consisting of relevant Madison Police Department staff and City Engineering staff conducted a detailed evaluation, scored and ranked each of the proposals using criteria including skill, past performance, local vendor preference, and references; interviewed finalists and Engberg Anderson, Inc. was selected through this qualification process; and,

WHEREAS the scope of this project shall include architectural/engineering services that will achieve at a minimum LEED Certification-Silver per Madison Legislative File #07453 following the U.S. Green Building Council’s LEED for New Construction and Major Renovations (LEED-NC v.4) Rating System; and,

WHEREAS, the contract scope is being split into Part #1 and Part #2 to align with the expected timeframe of work completed and available budget authorization; and,

WHEREAS, the Part #1 scope includes the predesign phase, schematic design phase, design development phase, and 50% of the construction document phase for a total of $1,436,804; and,

WHEREAS, the Part #2 scope includes remaining 50% of the construction document phase, bidding phase, construction administration phase, and warranty phase for a total of $1,006,996; and,

NOW THEREFORE BE IT RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services (Architect) in a form to be approved by the City Attorney, with Engberg Anderson, Inc. to provide professional architectural and engineering design services and construction administration services for Part #1 of the South District Police Station and Property & Evidence Facility located at 2120 Fish Hatchery Rd.

BE IT FURTHER RESOLVED, upon adoption of necessary budget authority, the Mayor and City Clerk are authorized to sign amendments with Engberg Anderson, Inc. for Part #2.

RFP EVALUATION PANEL REPORT

Project: South District Police Station and Property & Evidence Storage Facility
Location: 2120 Fish Hatchery Rd.
Aldermanic District: 13
RFP: RFP #14030-0-2025-BP (Contract #9671)
Date: January 28, 2026

This Evaluation has been reviewed and approved by a Principal Architect 2, Principal Engineer 2, Deputy City Engineer, Deputy Division Manager, or the City Engineer. ☒ Yes ☐ No

A. Project Details

1. Background Information

The project consists of design and construction administration for the South District Police Station and Property & Evidence Storage Facility, including site development work, located at 2120 Fish Hatchery Road in Madison, Wisconsin.

The multi-story project will co-locate and combine a new South District Police Station along with a new centralized Property & Evidence Storage and Forensics Facility into one site location.

The newly constructed facility will replace multiple property and evidence storage locations throughout the city, and it will replace the existing South District Police Station on Hughes Place. Existing property storage locations include the City-County Building, Fairchild Building, Vehicle Impound Facility, and 1st Street Facility.

The goal of the project is to consolidate services into a single site multi-story building with vehicle storage that provides a fully functional South District Police Station and a Property and Evidence Storage Facility. The multi-story property storage facility will provide office space, property and evidence storage, impounded vehicle and abandoned bicycle storage, forensic services, a large vehicle processing area, and similar spaces, and safe, convenient customer access.

Upon completion of the proposed South District Police Station and a Property and Evidence Storage Facility at 2120 Fish Hatchery Road, the existing south district police station on Hughes Place will be demolished and redeveloped by CDA for a housing development.

2. Role of Architecture and Engineering Services (A/E)

The scope of this project is for the provision of architectural and engineering design services including pre-design and programming, schematic design, design development, construction documents, bidding, construction administration, and warranty phase services, including equipment planning services and audio/visual equipment design services, for the South District Police Station and Property & Evidence Storage Facility, including site development work, located at 2120 Fish Hatchery Road in Madison, Wisconsin.

The A/E design services for this contract shall include plans and specifications for site planning and civil engineering, landscaping, structural design, architectural design of interior and exterior spaces, finishes, mechanical/electrical/plumbing/fire protection/communications/technology systems design, constructions specifications, cost estimating, and similar required services. The design is required to achieve a LEED Silver rating (Leadership in Energy and Environmental Design).

B. Purchasing Details

1. Purchasing guidelines for RFP evaluation

The City of Madison solicited proposals from qualified vendors through a Request for Proposals (RFP) process. The RFP, addenda, tabulations, awards and related announcements were posted on two distribution networks – VendorNet and DemandStar. The RFP format, scoring and awarding was overseen by City of Madison, Finance-Purchasing.

2. RFP Response and Evaluation Timeline – 2025/2026

Aug 05	RFP is issued
Aug 06	Addendum 1 posted
Aug 20	Optional A/E Site Visit of existing facilities
Aug 21	Addendum 2 posted
Sep 05	Questions Due
Sep 11	Addendum 3 posted
Sep 19	Proposals Due
Oct 03	Evaluation meeting #1. Distribute submissions to Evaluation Panelists
Nov 03	Scoring is due to City Purchasing
Nov 04	Evaluation meeting #2. Panel discussed technical scores, local preference scoring, and fee proposal scoring. The Panel selected the top three (3) finalists.
Dec 11	Questions and interview format sent to three (3) finalists
Jan 07	Revised project timeline sent to three (3) finalists
Jan 12	Finalist interviews
Jan 14	The Panel selected the final candidate based on top score

3. Original RFP Respondents (7)
   1. Boarman Kroos Vogel Group, Inc. (BKV Group)
   2. Engberg Anderson, Inc.
   3. FGM Architects Inc.
   4. Hammel, Green and Abrahamson, Inc. (HGA)
   5. Stone Group Architects Inc.
   6. Wold Architects and Engineers
   7. Zimmerman Architectural Studios

4. Evaluation Panel

The evaluation panel was comprised of a total of six (6) panelists. The panelists were tasked with scoring the technical requirements of the RFP proposal and included the following: Two (2) panelists from City Engineering-Facilities Management, three (3) panelists from the Madison Police Department, and one (1) panelist from the Parks Division.

5. Evaluation Structure and Scoring

Evaluations were documented through a quantifiable scoring mechanism – see Section C of this document. The evaluation was conducted in a structured manner and administered by City Finance's Purchasing Unit. See below for additional details.

ROUND - 1

Per instructions within the Request for Proposal, Respondents were asked to provide a series of deliverables, a portion of which were evaluated by the Panel. Evaluated deliverables included in the RFP in Section 5. Scope of Work and Required Information. Panelists followed Purchasing guidelines and predetermined grading scales for each evaluated deliverable as detailed in section 5.2 Required Information and Content of Proposals.

Panelists evaluated and scored the technical qualification and information section of each proposal and submitted their scoring evaluation to Purchasing where all the Panelist scores were averaged and weighted for evaluation for each of the Respondents. Purchasing scored the following deliverables based on City Purchasing guidelines: 5.3 Cost Proposal and 5.4 Local Vendor Preference. Results were then provided to the Panelists based on Section 5.5 Basis for Selection.

The Panelists recommended the three (3) highest scoring Finalists move on to Round 2 of the evaluation process.

ROUND - 2

The three Finalists were provided with six (6) specific criteria that needed to be addressed during their interview presentation. The Panelists evaluated each Finalist team on how well they did or did not address the criteria, how well they responded to questions by the Panelists after their presentation, and how well the overall presentation went.

Panelists evaluated and scored each Finalists interview and submitted their scoring evaluation to Purchasing. Purchasing weighted and averaged all of the interview scores along with the original Round 1 scores.

Panelists then reviewed the consolidated scoring provided by Purchasing and recommended one Finalist as noted in section C1 below.

C. Summary of Evaluation

1. Scoring Round 1

	Max Points	BKV	Engberg	FGM	HGA	Stone Group	Wold	Zimmerman
Technical	65	38.84	54.63	49.06	36.52	39.52	40.86	45.69
Cost	30	30	25.46	23.48	21.88	23.04	27.70	24.67
Local Vendor	5	0	0	0	0	0	0	0
Total	100	68.84	80.09	72.54	58.40	62.56	68.56	70.36
Ranking			1	2				3

Notes:

1. The RFP proposal review is an opportunity to narrow the field of candidates via an initial round of scoring primarily based on response to the RFP guidelines. A smaller group of Finalists then moved on to an interview round.
2. A full description of requested material and grading weights can be found in the associated RFP documents.
3. Please review Section 4, below regarding Local Vendor Preference.

2. Scoring Round 2

	Max Points	Engberg	FGM	Zimmerman
Technical (Round 1)	65	54.63	49.06	45.69
Presentation (Round 2)	65	53.25	46.15	48.00
Cost	60	60	55.34	58.14
Local Vendor	10	0	0	0
Total	100	167.88	150.54	151.83
Ranking		1	3	2

3. Fee Breakdown

Cost Evaluation	Engberg	FGM	Zimmerman
Basic Services of Scope	$2,443,800	$2,649,800	$2,522,195
Total Hours	13,605	13,272	16,227
Average Cost per Hour	$179.62	$199.65	$155.43
Purchasing Cost Score	60	55.34	58.14

4. Local Preference

The City of Madison has adopted a Local Preference Purchasing Policy (RES-07-00421, FILE ID 05943) granting a scoring preference to local suppliers. Only suppliers who meet the criteria and are registered as of the bid's due date will receive preference.

Was the outcome of this bid changed by the local purchasing ordinance? ☐ Yes ☒ No

5. Recommendation

Based on the scoring and evaluation outlined above the selection Panel recommends that Engberg Anderson, Inc. be approved as the consultant for the professional services required for the South District Police Station and Property & Evidence Storage Facility project.

City of Madison

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

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File Number: 92019

File ID:	92019	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	02/17/2026
File Name:	Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship in 2026 and 2027. (District 18)

Notes:

Sponsors:	Carmella Glenn And Derek Field	**Effective Date:**	
Attachments:	Cherokee Marsh - AmFam Parking Agreement (2026-2027).pdf, AmFam Championship Board of Parks Meeting 3.11.26.pdf, Cherokee Parking Agreement Public Submittal.pdf, FC Public Comment Legistar File 92019.pdf	**Enactment Number:**	
Author:	CJ Ryan	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	02/17/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (3/16/26), Board of Park Commissioners (3/11/26), Common Council (3/24/26)					
1	COMMON COUNCIL	02/24/2026	Refer	FINANCE COMMITTEE	03/16/2026		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Park Commissioners.					
1	FINANCE COMMITTEE	02/24/2026	Referred	BOARD OF PUBLIC WORKS			
	Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS					

1	BOARD OF PARK COMMISSIONERS	03/11/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	03/16/2026	Pass

Action Text: Registered speaker Nicholas Davies spoke in opposition.
Registered speaker Marsha Cannon spoke neither in support nor opposition.
Registered speaker Katie Johnson was in support and available to answer questions.
Registered speaker Shelby Nelson was in support and available to answer questions.
Registered speaker Kalyn Stoik was in opposition and available to answer questions.
Registrant Andrew Chalfoun was in opposition.
Registrant Sylvie Schuresko was in opposition.
Registrant Alayna Bransky was in opposition.
Registrant Amy Wiberley-Bradford was in opposition.

CJ Ryan provided an explanation of the use agreement and indicated that staff will report back to the Commission following the event.

Motion made by Glenn, seconded by Harrington, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.

1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass

Action Text: 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 92019

Fiscal Note

The proposed resolution authorizes the City to enter into an agreement with the Steve Stricker American Family Insurance Foundation (Foundation) for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit, from June 1 through June 7, 2026, with an option to extend the same terms and conditions for 2027. The Foundation will pay the City an amount of $14,000 for the seven days of use in 2026, and $14,000 for seven days of use in 2027 if the option is exercised. Revenue will be collected in the Parks Division's Operating Budget (Munis #51246-43710).

Title

Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship in 2026 and 2027. (District 18)

Body

WHEREAS, the 2026 American Family Insurance Championship (“Event”) is an annual professional golf event that will be taking place on June 1-June 7, 2026 at TPC Wisconsin, a golf course located at 1659 Players Drive in Madison; and,

WHEREAS, the Foundation will be working with American Family Insurance, PGA Tour Champions, and representatives of TPC Wisconsin on the Event; and,

WHEREAS, Event planners have identified a need for controlled off-site parking to serve the needs of Event; and,

WHEREAS, TPC Wisconsin is located in an area of the City that does not have much existing off-site parking infrastructure; and,

WHEREAS, the City owns lands immediately adjacent to TPC Wisconsin, the Cherokee Marsh

Conservation Park-North Unit (the “Park”). The 946-acre park has two parking lots located off of N. Sherman Ave. just to the north of TPC Wisconsin, one lot being directly off of N. Sherman. Ave. (the “Southern Lot”) and the other lot (the “Northern Lot”) accessible by a roughly 2000 foot long park driveway off of the end of N Sherman Ave. (the “Driveway”); and,

WHEREAS, in 2025, for the first Event at TPC Wisconsin, the Foundation entered into a Parking Lot and Driveway Use Agreement with the City for the dedicated use of the Southern Lot and the Northern Lot (collectively, the “Parking Lots”) and the Driveway; and

WHEREAS, to meet the needs of the Event, the Foundation has requested to have the dedicated use of the Southern Lot and the Northern Lot and the Driveway, which the Parks Division is agreeable to, subject to the conditions set forth herein; and,

WHEREAS, the Foundation will have exclusive use of the Parking Lots from June 1, 2026 at 4:00 am through June 7, 2026 at 10:00 pm to facilitate the event and will be authorized to close public vehicular access to and use of the Parking Lots; and,

WHEREAS, if the Foundation wishes to use the Parking Lots and the Driveway area of the Park for the 2027 Event, Foundation must let the Parks Division know no later than January 31, 2027, with requested dates of use and closure. Following the review of the Board of Park Commissioners, the Parks Division will inform the Foundation whether the option for 2027 has been exercised; and

WHEREAS, the Park will remain open to pedestrian and bicycle traffic through the duration of the event at the Sherman Avenue entrance and the Burning Wood Way pedestrian entrance throughout the vehicular closure; and,

WHEREAS, the Foundation will allow vehicular access to the parking lots no later than 7:00 pm each day of the event; and,

WHEREAS, the Foundation will be responsible to restore the parking lots and driveway to their original condition after its use; and,

WHEREAS, the Foundation will be responsible to pay the City $14,000 for the seven days of use in each year of the agreement for the closure of the Parking Lots and the Driveway as set forth in the agreement.

NOW THEREFORE BE IT RESOLVED the Mayor and City Clerk are authorized to enter into a Parking Lot and Driveway Use Agreement for June 1, 2026 through June 7, 2026 with the option to extend the agreement for the 2027 event with the Steve Stricker American Family Insurance Foundation, Inc., to use the parking lots and driveway at the Cherokee Marsh Conservation Park - North Unit, in a format that is approved by the City Attorney and the Risk Manager, and that is consistent with the agreement attached hereto.

BE IT FURTHER RESOLVED that the Superintendent of Parks is delegated the authority to act on behalf of the City as set forth in the Agreement.

PARKING LOT AND DRIVEWAY USE AGREEMENT
Cherokee Marsh Conservation Park-North Unit
Between the City of Madison and Steve Stricker American Family Insurance Foundation, Inc.
For the 2026 and 2027 American Family Insurance Championship

THIS AGREEMENT, entered into by and between the City of Madison, a municipal corporation (hereinafter referred to as "City"), and Steve Stricker American Family Insurance Foundation, Inc. ("Foundation"), a Wisconsin Non-Stock Corporation, is effective as of the date on which all parties have signed hereunder.

WITNESSETH:

WHEREAS, the American Family Insurance Championship ("Event") is an annual professional golf event that will be taking place at TPC Wisconsin, a golf course located at 1659 Players Drive in Madison in 2026 and 2027; and,

WHEREAS, the Foundation will be working with American Family Insurance, PGA Tour Champions, and representatives of TPC Wisconsin on the Event; and,

WHEREAS, Event planners have identified a need for controlled off-site parking to serve the needs of Event; and,

WHEREAS, TPC Wisconsin is located in an area of the City that does not have much existing off-site parking infrastructure; and,

WHEREAS, the City owns lands immediately adjacent to TPC Wisconsin, the Cherokee Marsh Conservation Park-North Unit (the "Park"). The 946 acre park has two parking lots located off of N. Sherman Ave. just to the north of TPC Wisconsin, one lot being directly off of N. Sherman. Ave. (the "Southern Lot") and the other lot (the "Northern Lot") accessible by a roughly 2000 foot long park driveway off of the end of N Sherman Ave. (the "Driveway"); and,

WHEREAS, in 2025, for the first Event at TPC Wisconsin, the Foundation entered into a Parking Lot and Driveway Use Agreement with the City for the dedicated use of the Southern Lot and the Northern Lot (collectively, the "Parking Lots") and the Driveway; and,

WHEREAS, to meet the needs of the Event, the Foundation has again requested to have the dedicated use of the Parking Lots and the Driveway, which the Parks Division is agreeable to, subject to the conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Parking Lot and Driveway Use Agreement for the Cherokee Marsh Conservation Park-North Unit, Between the City of Madison and the Steve Stricker American Family Insurance Foundation, Inc., for the 2026 and 2027 American Family

Insurance Championship ("Agreement") is to set forth the agreement between the City and the Foundation (collectively the "Parties") regarding the Foundation's closure and use of the Parking Lots and the Driveway area of the Park for the Event.

2. Term; Option for 2027. This Agreement is effective as of the date by which both parties have signed hereunder, and is in effect until September 30, 2026. If Foundation wishes to use the Parking Lots and the Driveway area of the Park for the 2027 Event, Foundation shall let the Parks Division know no later than January 31, 2027, with requested dates of use and closure. Following review of the Board of Park Commissioners, the Parks Division shall inform the Foundation whether the option for 2027 has been exercised. If so, all terms and conditions of this Agreement shall apply and be in effect through September 30, 2027.

3. Premises. This Agreement will apply to three portions of the Park, which are depicted on Exhibit A to this Agreement:

   A. The Southern Lot is located at 5850 N. Sherman Ave. and is directly adjacent to the northern boundary of TPC Wisconsin. It is a gravel lot with two access points off of N. Sherman Ave.

   B. The Driveway begins on an unaddressed City-owned parcel (Parel No. 066-0809-241-8000-9) at the northern terminus of N. Sherman Ave. The gravel driveway then goes approximately 2000 feet in a northwesterly direction across two other City-owned parcels (6098 N. Sherman Ave. and 6006 N. Sherman Ave.) where it ends at entrances to the Northern Lot.

   C. The Northern Lot is located at 6006 N. Sherman Ave. It is a gravel lot that is accessed by way of the Driveway and includes a northern and southern entrance/exit.

4. Period of Use; Exclusive Use;. For the 2026 Event, beginning at June 1, 2026 at 5:00 am, through June 7, 2026 at 10:00 pm (the "Period of Use"), in order to facilitate the Event, Foundation shall have the sole and exclusive use of the Parking Lots and the Driveway, and can control access thereto by its members, representatives, agents, contractors, subcontractors, and invitees, subject to the conditions set forth in this Agreement. For the 2027 Event, the period of use under this Section shall be determined at the time the Option for 2027 is requested.

5. Special Conditions of Use. City agrees that Foundation shall be able to control the use of the Parking Lots and the Driveway during the Period of Use as provided for in this Section. The Superintendent shall have the authority to act for the City within the parameters of this Agreement.

   A. Use of the Parking Lots and Driveway. Foundation is hereby granted the authority to use the Parking Lots and Driveway during the Period of Use as needed to facilitate the Event, including using it as a streamlined load-in/load-out area before, during and after the Event. This authorization only applies to the portions of the Parking Lots and Driveway that have a gravel base. No items, of any kind, including vehicles, equipment, cables, etc. may be placed on or stored on the turf

areas of the Park without the express permission of the Parks Division. However, temporary signage related to the parking areas may be placed on the turf, provided that it does cause any damage to vegetation.

B. Parking Lot and Driveway Closure. Foundation will be authorized to close public vehicular access to and use of the Parking Lots and the Driveway during the Period of Use. In order to maintain public access to the Park during the Event, the public may continue to access the Parking Lots and the Driveway by foot or bicycle, subject to any reasonable restrictions deemed necessary by Foundation to ensure public safety. In addition, the Parking Lots and the Driveway will remain open for emergency personnel and representatives of the City's Parks Division. Access to the Parking Lots and the Driveway may be limited or controlled by the use of passes issued by the Foundation or associated with the Event, including passes sold by the Foundation or others with the Foundation's permission.

C. The Foundation agrees that each day of the event, no later than 7:00 pm, the parking lots will be open to the public and vehicular traffic until the park closes at 10:00 pm. The Foundation may restrict access to the Southern Lot to protect equipment at that location, provided there is sufficient parking available to the public at the Northern Lot.

D. Parking Requirements. Vehicles will be authorized to park in the Parking Lots and on the Driveway, but only on areas that have a gravel base. No parking, or vehicle usage of any kind, is authorized off the gravel areas or on turf within the Park.

E. Conservation Park Restrictions. Foundation acknowledges that the Parking Lots and the Driveway are within a City conversation park. As such, these areas are subject to MGO Section 8.40. Under this ordinance, within the Park it is unlawful to, among other things: possess, sell, or consume alcoholic beverages; possess, carry or discharge firearms; camp or build fires; and dump or leave any waste except in receptacles provided for such purpose. In addition, the Foundation recognizes that the Park is open from 4:00 am until one hour after sunset, unless special permission is obtained from the Parks Superintendent.

F. Public Communication. By May 1, Foundation shall submit a public communication plan to the Superintendent that details how Foundation will inform the public about the temporary closure of the Parking Lots and the Driveway. Notification shall be in place no later than one week before the Event. Beginning on the first day of the Event, public communications may include electronic sign boards within N. Sherman Ave., subject to approval, if necessary, by the City and/or the Town of Burke, on TPC Wisconsin property, or on other City-owned land with the Superintendent's consent. Communications shall indicate that pedestrian and bicycle access to the Park will remain open, and that vehicular access will be available after 7:00 pm. Upon approval by the Superintendent, the communication plan shall be implemented by Foundation and the costs of implementing this communication plan shall be borne by Foundation.

G. Event Related Operations and Maintenance. During the Period of Use, Foundation shall be responsible for all operations and maintenance activities associated with the Parking Lots and the Driveway, including, specifically, refuse collection and removal, as necessary. In addition, Foundation is authorized to temporarily place refuse containers and temporary restroom facilities in the Parking Lots, as needed, provided those items are not placed on the turf, and those items are removed at the end of the Period of Use.

H. Post Event Responsibilities. Foundation shall be responsible for the following post Event responsibilities, which responsibilities shall be done to the satisfaction of the City, as noted herein:

(1) Foundation shall be responsible for cleaning up and restoring the Parking Lots and the Driveway to their original condition so that they may be fully and safely used by the public by 10:00 am, the day following the Event. All materials and objects placed in the Park associated with the Event will be removed, unless additional time is provided by the Parks Superintendent.

(2) Within 24 hours of the end of the Event, Foundation shall be responsible for cleaning up and removing all visible debris associated with the Event from N. Sherman Ave., from Perfect Drive north to the terminus of the roadway, and the Park.

(3) Foundation is responsible for the disposal of all debris collected under this provision.

I. Usage Fee. Foundation shall pay the City $2,000 per day, $14,000 total for the seven days in the Period of Use, for the closure and use of the Parking Lots and the Driveway for the Event as set forth in this Agreement. Payment shall be due no later than May 2 of the year of the Event, and Foundation may not use the Park under this Section until this fee is paid. Foundation is responsible for any other permit fees associated with the Event, which may include, specifically, street use permit fees.

6. Indemnification and Insurance.

A. Indemnification. Foundation shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, and its officers, officials, agents, and employees against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the Foundation's and/or Foundation's acts or omissions in the performance of this Agreement, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or its employees.

B. Hazardous Substances; Indemnification. Foundation represents and warrants that its use of the Parking Lots and Driveway will not generate any hazardous substance, and it will not store or dispose on the Parking Lots and Driveway nor transport to or over the Parking Lots and Driveway any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Foundation further agrees to hold the City harmless from and indemnify the City against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the City, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

C. Insurance.

(1) Required Coverage. Foundation will insure, as indicated, against the following risks to the extent stated. Foundation shall not commence work under this Agreement, nor shall Foundation allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.

(a) Commercial General Liability. Foundation shall procure and maintain during the life of this Agreement, Commercial General Liability insurance including, but not limited to, bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than $1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Foundation's coverage shall be primary and noncontributory and list the City of Madison, their officers, officials, agents and employees as additional insureds. Foundation shall require all subcontractors under this Agreement (if any) to procure and maintain insurance meeting the above criteria, applying on a primary basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.

(b) Umbrella Liability. Permittee shall procure and maintain Umbrella Liability coverage at least as broad as the underlying Commercial General Liability of $1,000,000 per occurrence and aggregate.

(2) Acceptability of Insurers. The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII.

(3) Proof of Insurance, Approval. Foundation shall provide to the City certificate(s) of insurance showing the type, amount, class of operations covered, effective dates and dates of expiration of policies for approval by the City Risk Manager, prior to commencing work under this Agreement. Foundation shall provide the certificate(s) to the City's representative at the time of signing the contract, or sooner. Foundation shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager. If additional coverage under Subdivision (2) is required, proof of insurance shall be provided to the City Risk Manager no later than August 1 of the year of the Event.

(4) Notice to City of Changes in Coverage. Foundation and/or its Insurer shall give the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Agreement.

7. No Realty. It is expressly understood and agreed that this Agreement is not a lease or a conveyance of realty, but merely a granting to Foundation the right to use the Parking Lots and the Driveway for the purposes set forth herein.

8. Notices. All notices required to be given under the terms of this Agreement shall be personally delivered or sent, postage prepaid, by depositing the same in United States mail addressed as follows:

City: Superintendent of Parks
City of Madison Parks Division
330 E. Lakeside Street
Madison, WI 53715

Foundation: Nate Pokrass, Executive Director
Steve Stricker American Family Insurance Foundation
6000 American Parkway
A Building
Madison, WI 53783
StrickerAmFamFoundation@amfam.com

9. Non-Discrimination. In the performance of services under this Agreement, Foundation agrees not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. Foundation further agrees not to discriminate against any subcontractor or person who

offers to subcontract on this contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

10. Default/Termination.

A. In the event Foundation shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue unremedied for a period of four (4) hours after verbal notice thereof to Foundation, the City may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Foundation, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of Foundation under this Agreement. In addition to the consequences of a default as set forth in this Section, in the event of a default in the terms of Section 5.G regarding post-event responsibilities and 5.F regarding public communication, the City may perform this work, or cause this work to performed, for Foundation and Foundation agrees to be responsible for the costs of any such work. Following the performance of such work, the City shall invoice Foundation for said work, which amount shall be paid to the City within thirty days of mailing of the invoice to Foundation.

B. Foundation may, in its sole discretion and without any reason, terminate this Agreement at any time by furnishing the City with written notice of termination. If usage fees under Section 5.I have been paid by Foundation, City shall refund Foundation for each day that the Parking Lots and Driveway are not used.

11. Binding on Parties; Amendments. This Agreement shall be binding on the Parties hereto, and cannot be varied or waived by any oral representations or promise of any agent or other person of the Parties hereto unless the same is in writing and is signed by both the Parties or their authorized agents.

12. Third Party Rights. This Agreement is intended to be solely between the Parties hereto. No part of this Agreement shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the Parties.

13. Joint Preparation. Each Party and its counsel have participated fully in the review and revision of this Agreement and acknowledge that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.

14. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Foundation shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver,

and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by the City or Foundation therein. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

15. Severability. It is mutually agreed that in case any provision of this Agreement is determined by any court of law to be unconstitutional, illegal or unenforceable, it is the intention of the Parties that all other provisions of this Agreement remain in full force and effect.

16. Agreement Governed by Laws of Wisconsin; Venue. This Agreement shall be deemed executed in the City of Madison and in the State of Wisconsin and governed by the laws of the State of Wisconsin. For any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

17. Compliance with Applicable Laws. Foundation, and Foundation's contractors, subcontractors and vendors shall become familiar with, and shall at all times comply with and observe, all federal, state and local laws, ordinances and regulations which in any manner affect the services or conduct of Foundation and its agents and employees in the performance of this Agreement. Foundation, and their contractors, subcontractors and vendors, shall obtain all necessary permits and licenses as required by City ordinances, resolutions, and rules of the Board of Park Commissioners, and shall comply with all ordinances, rules, and permit requirements in the use of the Parking Lots and the Driveway, specifically to include obtaining a special event permit or other parks related permits if necessary, and a street use permit if any City rights-of-ways are to be closed.

18. Authority. The Parties represent that they have the authority to enter into this Agreement. The person signing on behalf of Foundation represents and warrants that he has been duly authorized to bind Foundation and sign this Agreement on Foundation's behalf.

19. Entire Agreement. The entire agreement of the Parties is contained herein and this Agreement supersedes any and all oral contracts and negotiations between the Parties.

20. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

STEVE STRICKER AMERICAN FAMILY INSURANCE FOUNDATION, INC.

Nate Pokrass, Executive Director	Date

CITY OF MADISON

Satya Rhodes-Conway, Mayor	Date
Lydia A. McComas City Clerk	Date

Countersigned:

Approved as to form:

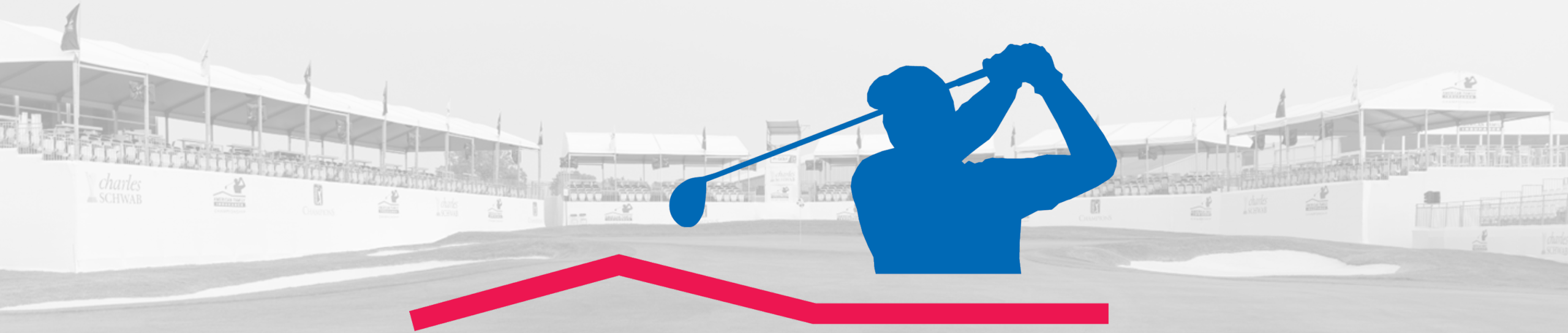
David P. Schmiedicke, Finance Director	Date
Michael Haas, City Attorney	Date

Execution of this Agreement by City was approved by the Board of Parks Commissioners on _____, 2026, and authorized by Resolution Enactment No. RES-26-_____, ID No._____, adopted by the Common Council of the City of Madison on _____, 2026.

EXHIBIT A
Map of Park



Purple: North Parking Lot
Red: Driveway
Orange: South Parking Lot
Black Line: Park Boundary



AMERICAN FAMILY INSURANCE®

CHAMPIONSHIP

2026 TPC WISCONSIN

Board of Park Commissioners: March 11. 2026

Supporting the parking lot use agreement between Madison Parks + AmFam Championship

PGA TOUR CHAMPIONS

American Family Insurance Championship

Cherokee Marsh Park

Request for use of Southern Lot: June 1-7, 2026

- Golf Channel TV Operations & Parking
  - Golf Channel works every week at venues within protective environments; vested interest to be respectful of surroundings
- All other vendors, including F&B, will use the compound on the north side of TPC Wisconsin's property
- Alternate access for vehicular traffic via Burning Wood Way (bikes and pedestrians can still access via Sherman Ave.)
  - Officer at Comanche Way to allow access to park visitors
  - Sherman Ave. access via residents and Tournament Parking Passes only – secure environment
- **New this year:** *Public vehicular access to Cherokee Marsh park from 7pm to park close, daily*

Operations and Security

- Vehicles, carts and trucks restricted to gravel areas
- Operations will occur during daylight hours
- Only the TV production trucks and golf carts may remain overnight; no personnel
- 24-hour security patrols will be in place to monitor the TPC Wisconsin property
- Double rope and stake on perimeter of course (Holes 4-6) backing up to Cherokee Marsh Park
- No trespassing signage from golf course side into park to restrict any foot traffic through protected areas
- Marshals/Volunteers on every hole
- MPD bike patrol throughout course



American Family Insurance Championship

Event Perimeter and Access

- Secure perimeter around the course
- MPD Presence at Key Intersections
- Tournament and resident access permits
  - Sherman Ave: June 1-7
  - Comanche Way: June 5-7
- Complimentary coach bus shuttles (Fri.-Sun.) for Sponsors, Volunteers, and General Public
  - Alleviate street parking
  - Controlled and easy access for patrons



2026 AmFam Championship Operations Compound & Cherokee Marsh Park Overhead

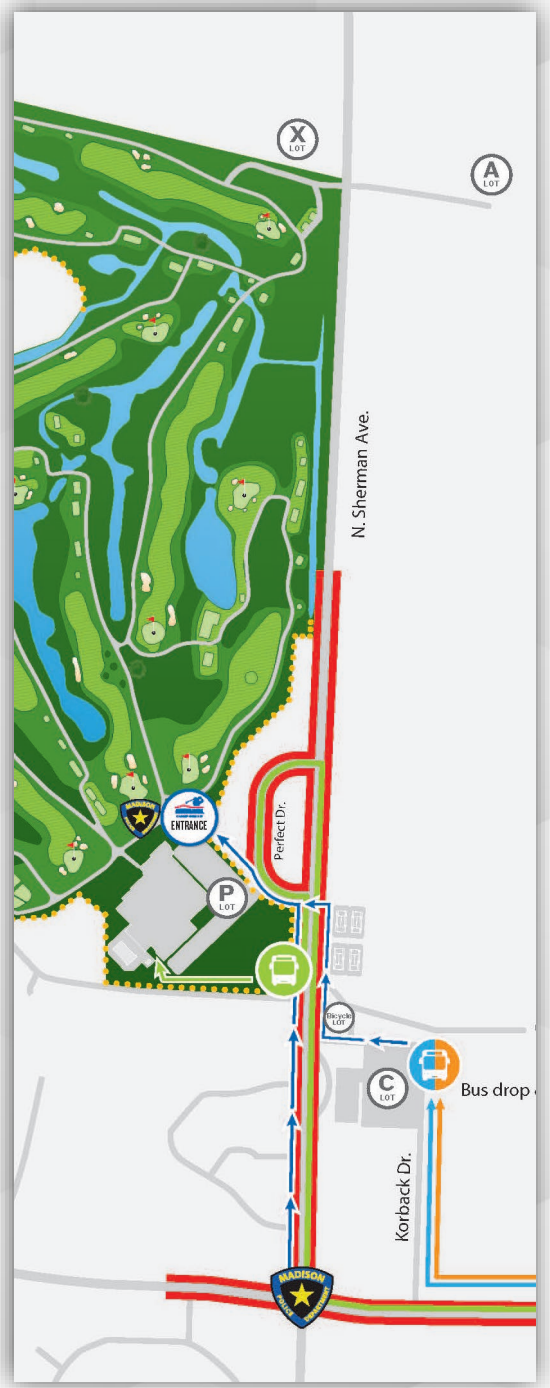
American Family Insurance Championship

Resident parking and access

Sherman Ave. Access

- Golf Parkway, Golf Glen, and Perfect Drive
  - Sherman Avenue Road Closure north of Wheeler Rd. (MPD Presence)
  - 2 Parking passes to be mailed to residents
  - Additional passes can be requested: strickeramfamfoundation@amfam.com.
    - Include name and mailing address in request.
  - Parking available to permitted residents on private roads or personal spaces/garages
  - No resident parking on Sherman Avenue or Perfect Drive (June 1-7)

Daily services such as Amazon, FedEx, UPS, USPS, Meals on Wheels, etc. will not be interrupted



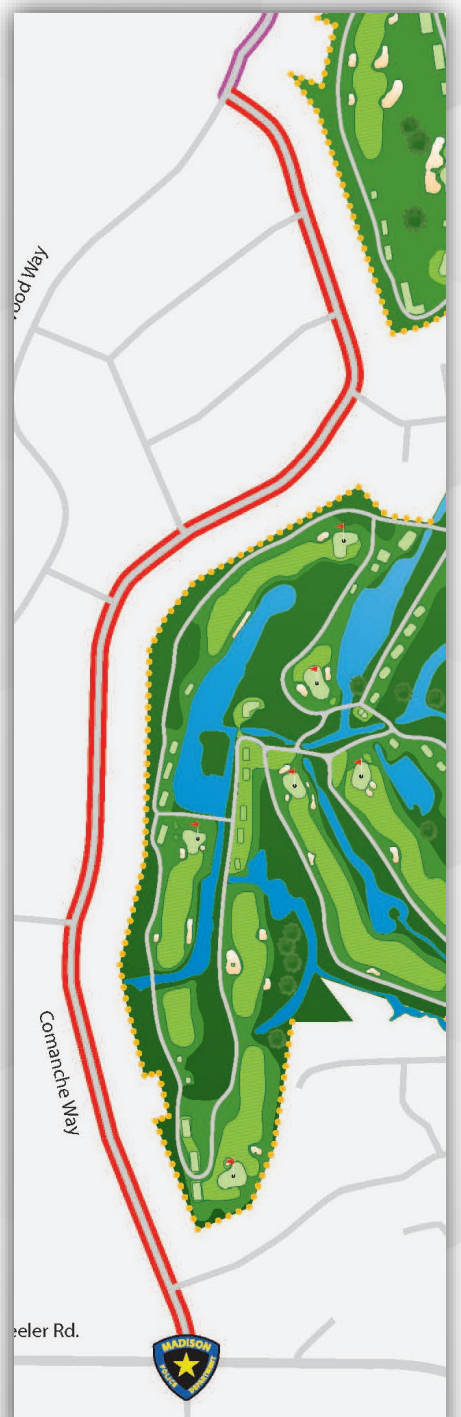
American Family Insurance Championship

Resident parking and access

Comanche Way Access

- Cherokee Park Neighborhood
  - MPD officer at Wheeler Road and Comanche Way to monitor access
  - Parking by permit for residents, their guests and park attendees only
  - Digital passes will be available to residents and their guests. We will work with CPNA.
  - No parking signage will likely be posted on Comanche Way

Daily services such as Amazon, FedEx, UPS, USPS, Meals on Wheels, etc. will not be interrupted



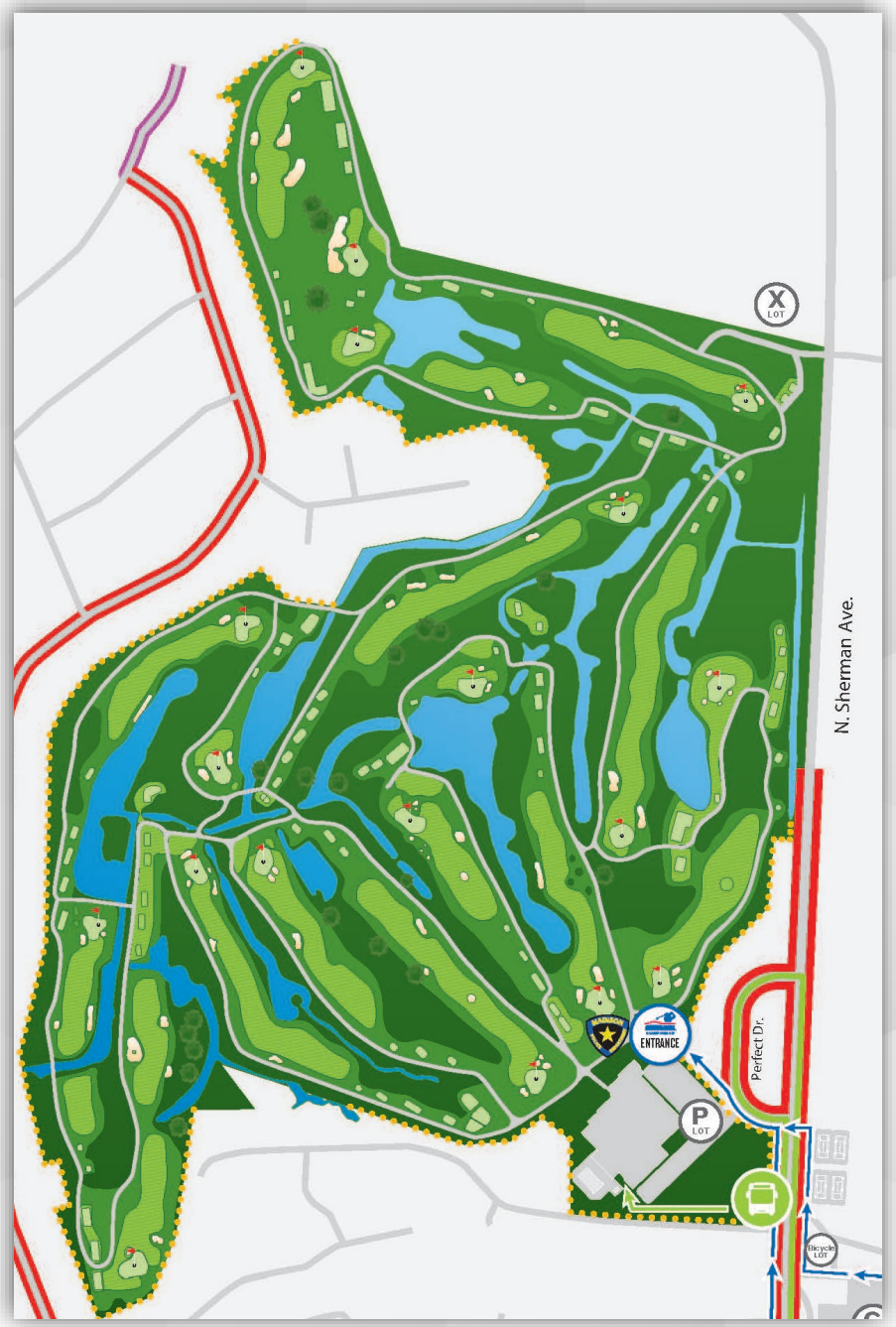
American Family Insurance Championship

Resident Security – Golf Course

Cherokee Park Neighborhood

- Double rope and stake around perimeter of golf course
- Chain link fence around clubhouse area
- No trespassing signage around perimeter of course
- Marshals/Volunteers on every hole
- MPD Bike patrol throughout course

Questions or concerns regarding tournament patrons?
Email: StrickerAmFamFoundation@amfam.com



American Family Insurance Championship

Pre-event communications

Community Meeting

- Spring 2026
  - *Present tournament plans and address neighborhood concerns*

Signage samples

South lot:



Sherman Ave:



Additional Communications

- Social media
- Tournament email
- Local partners: Madison Parks, CPNA, Northside Newspaper
- Tournament website

Social media sample

PARK PARKING NOTICE 🅿️

During #AmFamChamp week, the Cherokee Marsh Park parking lots will be **temporarily closed to vehicles** until 7pm daily.

🚙 Use Burning Wood Way for alternate access
🚵 Pedestrian/bike access remains open
👮 Officers at Comanche Rd will allow park-goers through

Thanks for helping to provide a safe and fun event!

American Family Insurance Championship

About the Event

Tournament Structure

- American Family Insurance; title sponsor
- Partnership with the PGA TOUR Champions
- Steve Stricker American Family Insurance Foundation; host organization
- Hosted by Wisconsin native, and Northside resident, Steve Stricker
- Nearly 1,000 volunteers from 16 states support tournament operations
- University Ridge Golf Course; host venue 2016-24
- TPC Wisconsin; host venue 2025-27



PGA TOUR Champions

- 50+ years of age
- Represented by 15 countries
- World golf Hall of Fame members
- Major Champions
- Ryder Cup team members and Captains

American Family Insurance Championship

Daily Schedule of Events

Monday, June 1 – Thursday, June 4, 2026

- **Golf course closed to the public**
- 7:00am-8:00pm:
  PGA TOUR Practice Rounds, Pro-Am's & Private Events

Friday, June 5 – Sunday, June 7, 2025

- **Golf course is open to ticketed guests Friday-Sunday**
- 8:00am Tournament gates open to public
- 9:00am Tournament play begins
- 4:00pm Tournament competition complete (estimated)
- 5:00pm Course closed to the public

**Saturday the celebrity group will take place from approximately 2:00-4:15pm*

Cherokee Marsh Park open to vehicular access daily at 7pm

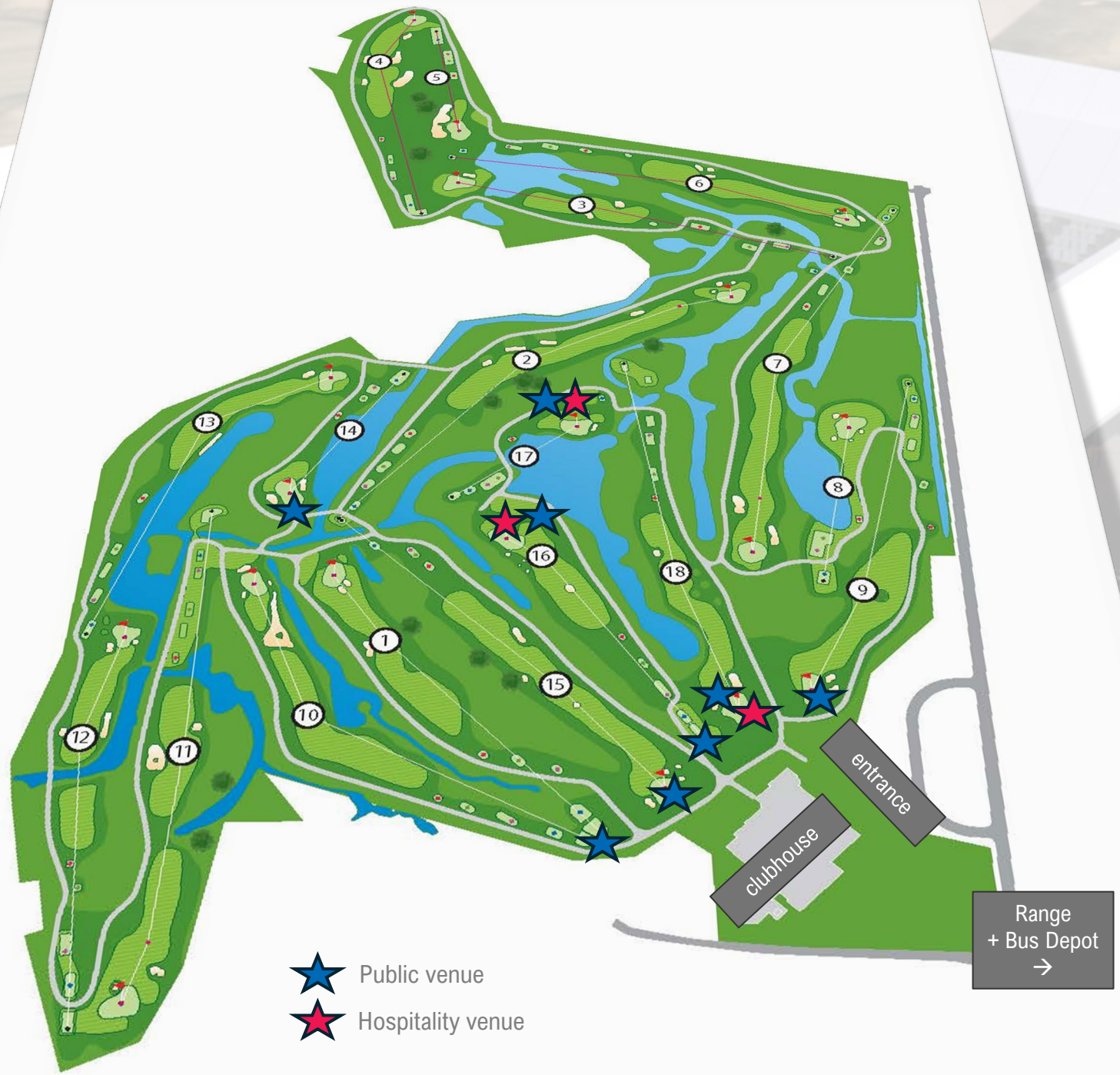




AMERICAN FAMILY INSURANCE®

CHAMPIONSHIP

FAN & HOSPITALITY LOCATIONS



Fan focused; family-friendly experience

- Kids, Military & First Responders are free
- Family-friendly concession pricing
- Public venues for all to enjoy

TPC WISCONSIN

**renderings subject to change*

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

PARKING MAP • JUNE 5-7, 2026

Madison College



AMERICAN FAMILY INSURANCE CHAMPIONSHIP

RESULTS & IMPACT

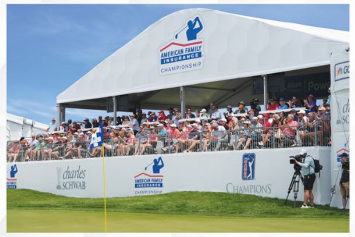
STEVE STRICKER AMERICAN FAMILY INSURANCE foundation

2016–2025

$21,788,000
PROCEEDS RAISED FROM THE EVENT

1,171 CHARITABLE GRANTS

$125+ MILLION
ECONOMIC IMPACT



ATTENDEES FROM
49 STATES



9,000
VOLUNTEERS

1,769
SPONSORS

The Steve Stricker American Family Insurance Foundation supports charities, educational initiatives and organizations aimed at building strong families and healthy kids, empowering them to chase and achieve their dreams.



CHARITABLE RECIPIENTS

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

AMFAM CHAMP 2026



JUNE 5–7 • TPC WISCONSIN

VISIT AMFAMCHAMPIONSHIP.COM

From: Nicholas Davies <nbdavies@gmail.com>
Sent: Sunday, March 8, 2026 8:48 PM
To: Park Commission <pacommission@cityofmadison.com>
Cc: susanmcm17@gmail.com; mpcannon76@gmail.com; matt@swonders.com; jo.olson03@gmail.com; Sylvie <Sylvie.Schuresko@gmail.com>; jte319@gmail.com; Finance Committee <financecommittee@cityofmadison.com>; info@cherokeemarsh.org; Field, Derek <district3@cityofmadison.com>; Glenn, Carmella <district18@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Madison Events <MadisonEvents@cityofmadison.com>; StrickerAmFamFoundation@amfam.com
Subject: Two year use agreement for Cherokee Marsh North (92019)

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

Dear Board of Park Commissioners,

Last year, when the city entered into a similar agreement granting exclusive use of Cherokee Marsh North, residents brought up several concerns that went largely unaddressed, and which are still valid regarding this year's agreement:

- It's exclusionary to disabled park users who cannot make a >1 mile trek into and out of the park, on top of however much or little they planned to hike at the park
- The agreement did not restrict the intensity of the park's usage. During the event, the park was at risk of getting much more vehicle traffic than usual
- The fee being charged was nominal: well below market rate for the amount of parking being provided, and did not take into account any additional costs to the Parks Department--in park ranger time during the event, or cleanup/remediation afterward.
- The agreement included no provisions to require that event organizers take part in enforcement of parking rules or other park rules while the park was in their custody.
- Renting out the grounds/facilities for a large-scale commercial event is inconsistent with the purpose of a conservation park as defined in Madison ordinance.
- The event team was caught storing and possibly using herbicide on park property
- The closure was for a full week, even though the event itself was only during the weekend, needlessly depriving the public of park access.

- There was a lack of communication between the event organizers and the surrounding neighborhood

Regarding this year's event, at least the process of approving the agreement is not happening so last-minute. However in some ways, the agreement before is worse:

- The event organizers are seeking to make an agreement for two years at once, to avoid exactly this kind of public input.
- This time, instead of using the park parking lots for the organizers' own staging, they intend to resell the parking to event attendees
- Rather than traffic daily at load in / load out, the park may have cars coming and going constantly throughout the day

Here are the changes I would like to see, to make this agreement worth entering into:

- A higher fee, based on impact on the park, usage (amount of parking), compensation for loss of public access to a publicly funded park, costs associated with Parks staffing and cleanup
- Keep a few parking spaces in the park available to Madison residents with handicap tags who are trying to visit the park. This isn't hard for event traffic directors to verify, and given the long walk from the north parking lot to the event, it isn't likely that someone with a disability would abuse it.
- The full closure should only be during the event weekend. During the week preceding it, the event organizers could have part of the lots.
- Set maximums on the intensity of usage: total cars allowed to be stored, and number of cars per hour in and out. This is necessary to keep car traffic at a level that isn't destructive to the park ecosystem.
- The agreement should require that event organizers make their paid parking customers aware of parks rules beforehand, and that they provide their own enforcement of those park rules. Critically, this includes things like not allowing alcohol or firearms, things that people may otherwise have with them unless forewarned.
- Given the previous misbehavior, the agreement should directly address the storage and/or use of herbicides, pesticides, and other contaminants not allowed in a conservation park.

- While the agreement requires public notice by May 1, that will be too late for any changes to the event plans, especially in terms of next year, if the agreement is auto-renewed.

Regarding the nominal fee, at BPW's discussion of this last year, there was mention of the Steve Stricker American Family Insurance Foundation Inc. being a "charitable" organization, and the city essentially charging a subpar fee as an "in kind donation" to this foundation.

However, according to Charity Navigator, this foundation scores 40 out of 100. Only 24% of their spending goes towards charitable causes, with 74% spent on fundraising activities themselves, such as golf tournaments. In terms of Fundraising Efficiency Ratio, this foundation spends $1.26 to collect each charitable dollar. Meaning the majority of Madison's "in kind donation" would not be for the public good.

The city should also pause on processing any associated street use permits while this agreement is under consideration. Last year, street use permits were already approved by the time the agreement for the park was being considered, which put the city in a weakened negotiating position ("We might as well rent out the parking lots because Sherman Ave will be closed anyway, otherwise we won't even get the nominal fee" was the rationale at the time).

I hope that this agreement can be strengthened, to show that city stakeholders understand and appreciate the value of our conservation parks, to both our environment and our residents.

Thank you,

Nick Davies

3717 Richard St

From:	Nicholas Davies
To:	Park Commission
Cc:	susanmcm17@gmail.com; mpcannon76@gmail.com; matt@swonders.com; jo.olson03@gmail.com; Sylvie; jte319@gmail.com; Finance Committee; info@cherokeemarsh.org; Field, Derek; Glenn, Carmella; Mayor; Madison Events; StrickerAmFamFoundation@amfam.com
Subject:	Two year use agreement for Cherokee Marsh North (92019)
Date:	Sunday, March 8, 2026 8:47:54 PM

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

Dear Board of Park Commissioners,

Last year, when the city entered into a similar agreement granting exclusive use of Cherokee Marsh North, residents brought up several concerns that went largely unaddressed, and which are still valid regarding this year's agreement:

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Here are the changes I would like to see, to make this agreement worth entering into:

- A higher fee, based on impact on the park, usage (amount of parking), compensation for loss of public access to a publicly funded park, costs associated with Parks staffing and cleanup
- Keep a few parking spaces in the park available to Madison residents with handicap tags who are trying to visit the park. This isn't hard for event traffic directors to verify, and given the long walk from the north parking lot to the event, it isn't likely that someone with a disability would abuse it.

- The full closure should only be during the event weekend. During the week preceding it, the event organizers could have part of the lots.
- Set maximums on the intensity of usage: total cars allowed to be stored, and number of cars per hour in and out. This is necessary to keep car traffic at a level that isn't destructive to the park ecosystem.
- The agreement should require that event organizers make their paid parking customers aware of parks rules beforehand, and that they provide their own enforcement of those park rules. Critically, this includes things like not allowing alcohol or firearms, things that people may otherwise have with them unless forewarned.
- Given the previous misbehavior, the agreement should directly address the storage and/or use of herbicides, pesticides, and other contaminants not allowed in a conservation park.
- While the agreement requires public notice by May 1, that will be too late for any changes to the event plans, especially in terms of next year, if the agreement is auto-renewed.

Regarding the nominal fee, at BPW's discussion of this last year, there was mention of the Steve Stricker American Family Insurance Foundation Inc. being a "charitable" organization, and the city essentially charging a subpar fee as an "in kind donation" to this foundation.

However, according to Charity Navigator, this foundation scores 40 out of 100. Only 24% of their spending goes towards charitable causes, with 74% spent on fundraising activities themselves, such as golf tournaments. In terms of Fundraising Efficiency Ratio, this foundation spends $1.26 to collect each charitable dollar. Meaning the majority of Madison's "in kind donation" would not be for the public good.

The city should also pause on processing any associated street use permits while this agreement is under consideration. Last year, street use permits were already approved by the time the agreement for the park was being considered, which put the city in a weakened negotiating position ("We might as well rent out the parking lots because Sherman Ave will be closed anyway, otherwise we won't even get the nominal fee" was the rationale at the time).

I hope that this agreement can be strengthened, to show that city stakeholders understand and appreciate the value of our conservation parks, to both our environment and our residents.

Thank you,

Nick Davies
3717 Richard St

City of Madison

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

Master

File Number: 92113

File ID:	92113	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	02/24/2026
File Name:	9141 TID 41 Extension			**Final Action:**	

Title: Extending the life of Tax Increment District (TID) #41 for one year for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison. (District 19)

Notes:

Sponsors:	Satya V. Rhodes-Conway And John P. Guequierre	**Effective Date:**	
Attachments:	FC Registrants Report 03.16.26.pdf	**Enactment Number:**	
Author:	Dan Rolfs, Real Estate Development Manager	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	02/24/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (3/16/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	FINANCE COMMITTEE		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	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 92113

Fiscal Note

The proposed resolution authorizes the extension of Tax Increment District (TID) 41 for 12 months. TID 41 is estimated to have $1.5 million of incremental revenues in 2026. As allowed under State Statute, the incremental revenue generated during the 12-month extension will contribute towards the Affordable Housing Fund and will be used to benefit affordable housing or improve the City's housing stock. No additional appropriation required.

Title

Extending the life of Tax Increment District (TID) #41 for one year for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison. (District 19)

Body

WHEREAS, Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law, Sec. 66.1105, Wis. Stat.; and

WHEREAS, Wis. Stat. Sec. 66.1105(6)(g) permits a municipality to authorize the extension of the life of a Tax Increment District (TID) for one year for the purposes of creating, providing, or rehabilitating low-cost housing and improving housing stock; and

WHEREAS, TID #41 has paid off the aggregate of all of its incurred project costs; and

WHEREAS, the City of Madison intends to use seventy-five percent (75%) of the increments generated by the extension of the life of TID #41 to benefit affordable housing in the City, meaning housing that costs no more than 30% of a household's gross income; and

WHEREAS, the City of Madison intends to use the remaining portion of the increments generated by the extension of the life of TID #41 used to improve the City's housing stock;

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison extends the life of TID #41 for one year for the purposes of creating, providing, or rehabilitating affordable housing and improving housing stock; and

BE IT FURTHER RESOLVED that the increments generated during this one-year extension shall be used according to the Tax Increment Law; with seventy-five percent (75%) being used to benefit affordable housing and the remaining portion of the increments generated by the extension of the life of TID #41 used to improve the City's housing stock; and

BE IT FURTHER RESOLVED that the increments shall be deposited into the City's Affordable Housing Fund and will be used to improve housing stock and benefit affordable housing by financing the development of new rental housing, acquisition and renovation existing rental properties, and rehabilitation of existing owner-occupied housing stock.

2021/2022 Q1 ACTM - Finance Committee | Meeting Date: 10/19/2021 | Meeting Start/End: 10:00 AM / 12:00 PM

Registration Date	Name	Address	Comment Method	Comment Topic	Support	Oppose	Neutral
Agenda Item: 2.1 Consider and act on the proposed Fiscal Year 2021-22 Annual Budget and Appropriations Limit, and the proposed Fiscal Year 2021-22 Capital Improvement Program							
10/19/2021	**Anne Mudge**	Napa	In Person				
10/19/2021	**Jeff Mudge** Napa County Bicycle Coalition Napa County Bicycle Coalition						
		Speaker: Opposed - Position: 1					
		Total Registered: 2					
		Meeting Record for: 2					

City of Madison

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

Master

File Number: 92187

File ID:	92187	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	03/02/2026
File Name:	Authorizing Metro Transit to use a non-competitive service contract with Oil Equipment Company Inc for replacement of existing diesel tank top pad(s) with new concrete and manways at Metro Transit			**Final Action:**	

Title: Authorizing Metro Transit to use a non-competitive service contract with Oil Equipment Company Inc for replacement of existing diesel tank top pad(s) with new concrete and manways at Metro Transit

Notes:

Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	Non-Competitive Selection Request - Oil Equipment Company Inc.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	sharnish@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	03/02/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (3/16/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	FINANCE COMMITTEE		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	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 92187

Fiscal Note

The proposed resolution authorizes a non-competitive service contract for replacement of

existing diesel tank top pads at Metro Transit. The estimated cost of the contract is $88,572 and will be funded by existing appropriations within Metro Transit's capital budget under the Equipment and Facility Systems program. No additional appropriation required.

Title

Authorizing Metro Transit to use a non-competitive service contract with Oil Equipment Company Inc for replacement of existing diesel tank top pad(s) with new concrete and manways at Metro Transit

Body

WHEREAS, The fuel tank manways (fuel fills and access covers) have deteriorated over time and have met their end of life. The replacement of said manways will help maintain Metro Transit's ability to safely and effectively provide diesel fuel to the diesel bus fleet. This work will also replace the associated concrete which has started to deteriorate and create a potential tripping hazard to employees' health and safety.

WHEREAS, Oil Equipment Company Inc (OEC) specializes in sales, installation, repair and maintenance of petroleum and lubrication equipment.

OEC was the contractor that was awarded this replacement the last time it was needed many years ago. This project is a routine project for OEC as they have intimate knowledge of this specific site's fuel tanks, underground conduits and monitoring equipment.

WHEREAS, the cost of the materials and services have a quoted amount of $88,571.61

WHEREAS, the project must be conducted between the dates of 6/12/2026-8/1/2026. This date range coincides with the release of Madison Public Schools for summer and will reduce the operational impact of the work being carried out at Metro Transit. During the public school session there are many more buses traveling through the affected area on property.

WHEREAS, this project did not receive any bids under RFB 15005-0-2026-TJ. Therefore, this contractor was not selected through a competitive bid selection process.

WHEREAS, MGO 4.26 requires Common Council approval of service contracts of $50,000 or more if the contractor was not selected through a competitive selection process, and the reasons for selecting this contractor are set forth above and in the attached Noncompetitive Selection Request Form; and

NOW, THEREFORE, BE IT RESOLVED, that Metro Transit is authorized to execute a service contract to Oil Equipment Company Inc for the purpose and at the price described above.

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

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

Non-Competitive Selection Request

Requisition Number
14960-85-200

Fund
2150 METRO TRANSIT

Major
542** Building/Facility Maintenance/Repair

Agency
Metro Transit

Total Purchase Amount
$ 88,571.61

Vendor Name
Oil Equipment Company Inc

Product/Service Description
Replacement of existing diesel tank top pads with new concrete and manways. This project was sent out for RFB (15005-0-2026) with no bidders.

Exception Criteria
5. No acceptable bids have been received after formal advertising.

Reason For Request
Oil Equipment Company Inc (OEC) specializes in sale, installation, repair and maintenance of petroleum and lubrication equipment.
OEC was the contractor that was awarded this replacement the last time it was needed many years ago. This project is a routine project for OEC as they have intimate knowledge of this specific site's fuel tanks, underground conduits and monitoring equipment.

This project did not receive any bids under RFB 15005-0-2026-TJ. Therefore, this contractor was not selected through a competitive bid selection process.

Requestor
Marty, Joshua Harrison, Hoyt

Comments
The City of Madison has paid Oil Equipment Company Inc a total of $365,198 since 2015. Of that amount, $130,533 was non-competitively selected, and the remaining $234,665 was made up of small purchases each under the threshold requiring competitive selection.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92204

File ID:	92204	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	03/03/2026
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No. 1 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Starkweather Creek Watershed Study.			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 1 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Starkweather Creek Watershed Study. (District 3, District 12, District 15, District 16, District 17, District 18)

Notes: Ryan Stenjem

Sponsors:	Dina Nina Martinez-Rutherford, Derek Field, Sabrina V. Madison And Sean O'Brien	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (3/16/26), Board of Public Works (3/11/26), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	FINANCE COMMITTEE		03/16/2026	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Board of Public Works.						
1	FINANCE COMMITTEE	03/10/2026	Referred	BOARD OF PUBLIC WORKS			
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	03/11/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		03/16/2026	Pass

Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: 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 92204

Fiscal Note

The proposed resolution authorizes an amendment to an existing contract (#9678) with MSA Professional Services, Inc. for engineering services for the Starkweather Creek Watershed Study. The original contract was approved via RES-25-00393 on July 15, 2025 (Legistar #88856), for a total amount of $337,045. The proposed amendment includes additional engineering services and increases the existing contract by $68,950, for a revised total amount not to exceed $405,995. Funding is available in the 2026 Adopted Stormwater Utility Operating Budget in Munis #12761. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 1 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Starkweather Creek Watershed Study. (District 3, District 12, District 15, District 16, District 17, District 18)

Body

The City of Madison Engineering Division is conducting watershed and flood studies as a result of extreme rain events over the past several years. The City entered into an agreement with MSA Professional Services for engineering services related to flooding evaluation in the Starkweather Creek Watershed (RES-25-00393). As part of this contract MSA Professional Services, Inc. reviewed previously constructed watershed models of Starkweather Creek built by others. It was found the models were insufficient to meet the City's objectives and additional effort was needed prior to calibration and flood mapping. Therefore, the City Engineer has authorized a higher level of effort to complete the model construction as part of the Starkweather Creek Watershed Study.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute Amendment 1 to the contract between the City of Madison and MSA Professional Services, Inc for additional engineering services for the Starkweather Creek Watershed Study.

City of Madison

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

Master

File Number: 92212

File ID:	92212	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	03/03/2026
File Name:	Approving the initial concept design and authorizing the City to execute an agreement for design, fabrication, delivery and installation between the City of Madison and Nate Page to create a site-specific public art feature for the ICRP			**Final Action:**	

Title: Approving the initial concept design and authorizing the City to execute an agreement for design, fabrication, delivery and installation between the City of Madison and Nate Page to create a site-specific public art feature for the Imagination Center at Reindahl Park at 1818 Portage Road (District 17)

Notes: Was originally supposed to be Introduced BY TITLE ONLY on 3/10/26. Body added 3/9/26.

Sponsors:	Sabrina V. Madison And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	NatePage_ThePassageofBeing_FINALDESIGN.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	03/03/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (3/16/26), Madison Arts Commission (3/17/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	FINANCE COMMITTEE	03/16/2026		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral to Madison Arts Commission.					
1	FINANCE COMMITTEE	03/10/2026	Referred	MADISON ARTS COMMISSION			
	Action Text:	This Resolution was Referred to the MADISON ARTS COMMISSION					
1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	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.					

1	MADISON ARTS COMMISSION	03/17/2026	Return to Lead with the Recommendation for Common Council to Adopt	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Luke, seconded by Martinez-Rutherford, to Return to Lead with the Recommendation for Common Council to Adopt. The motion passed by voice vote/other.

Text of Legislative File 92212

Fiscal Note

The proposed resolution authorizes a public art project using Percent for Art funding for the Imagination Center at Reindahl Park (ICRP, Munis project #17085). In 2017, the Common Council approved an ordinance creating the City's Percent for Art program (ORD-17-00104, file 47273). The ordinance requires that 1% of City-contributed funds for certain public works projects exceeding $5.0 million be set aside for public art beginning with the 2019 capital budget. Initial Percent for Art funding for ICRP was $86,704. RES-24-00103 (file 81621) authorized the transfer of $25,000 from the Metro Transit Satelite Facility project (Munis project #10950) per the allowable transfers outlined in the Percent for Arts ordinance. Percent for Art funding currently available for ICRP is $111,704. The cost for design, fabrication, delivery, and installation of the artwork is not to exceed $70,000. The cost for design, construction and installation of the foundation for the artwork is not to exceed $41,704. Any unspent funds upon completion of the project shall transfer to the Arts Aggregated Fund or the Art Maintenance and Conservation Fund as allowed by the Percent for Arts ordinance. No additional appropriation required.

Title

Approving the initial concept design and authorizing the City to execute an agreement for design, fabrication, delivery and installation between the City of Madison and Nate Page to create a site-specific public art feature for the Imagination Center at Reindahl Park at 1818 Portage Road (District 17)

Body

WHEREAS, on February 13, 2024, the Common Council authorized staff to issue a Request for Qualifications (RFQ) to select an artist to create a site-specific artwork for the Imagination Center at Reindahl Park at 1818 Portage Road (RES-24-00103, File ID #81621); and

WHEREAS, on July 17, 2025, the City issued a Request for Qualifications (RFQ) for artists interested in creating public art proposals for the Imagination Center at Reindahl Park; and

WHEREAS, by August 27, 2025, the deadline for submittals to the RFQ, the City received 32 applications; and

WHEREAS, on September 15, 2025, the Public Art Subcommittee scored applicants on Artistic Merit, Content, Experience, Feasibility and Local Vendor Preference, and voted to recommended to the Madison Arts Commission that the top four finalists be invited to submit design concepts for review; and

WHEREAS, on September 17, 2025, the Madison Arts Commission reviewed the

recommendation of the Public Art Subcommittee and voted to approve the top four scoring applicants (Sujin Lim, Cooke-Sasseville, Nate Page and the team of Gabriela Marván, Flor Molina, Ryan Rothweiler) become finalists for and proceed to the design phase of the Imagination Center at Reindahl Park Percent for Art Project; and

WHEREAS, on October 6, 2025, the finalists attended a day long, in-person orientation to visit the building site, meet with staff and stakeholders, and present public artist talks at Madison College Truax Campus; and

WHEREAS, on January 30, 2026, the finalists submitted their design concepts for the Imagination Center to the City; and

WHEREAS, a survey was issued to the public between January 30 and February 12, 2026, and over 1200 responses were received and results were shared with members of the Madison Arts Commission; and

WHEREAS, on February 15, 2026, the team Gabriela Marván, Flor Molina, Ryan Rothweiler withdrew from consideration because they could not produce their proposed design within the available budget; and

WHEREAS, on February 16, 2026, the Public Art Subcommittee heard proposal presentations from three different artist teams, scored, and voted to recommend that the Madison Arts Commission select Nate Page's *The Passage of Being* for the Imagination Center Percent for Art Project, with Sujin Lim's *Silver lining: Where Dreams Flow* as an alternate; and

WHEREAS, on February 18, 2026, the Madison Arts Commission voted to refer the final decision back to the Public Art Subcommittee to allow staff more time to collect opinions from students at Sandburg Elementary School; and

WHEREAS, Alder Sabrina Madison coordinated an engagement opportunity with the principal of Sandburg Elementary; and

WHEREAS, on February 26, 2026 staff from the Madison Public Library along with Alder Sabrina Madison met with students in Sandburg Elementary art classes to discuss the public art proposals and to gather student input; and

WHEREAS, the Sandburg student responses were shared with members of the Public Art Subcommittee prior to their March 9, 2026, meeting to allow them to re-evaluate their scores based on the new information available from the neighboring elementary student stakeholders; and

WHEREAS, on March 9, 2026, the Public Art Subcommittee of the Madison Arts Commission voted to recommended that the percent for art commission for the Imagination Center public art opportunity be awarded to Nate Page's *The Passage of Being,* with Sujin Lim's *Silver lining: Where Dreams Flow* as an alternate; and

WHEREAS, Nate Page will be contractually required to collaborate with appropriate City of Madison staff and commissions in finalizing the design details of the Imagination Center public art project; and

WHEREAS, if staff cannot reach an agreement with Nate Page by June 1, 2026, they may offer the public art opportunity to the selected alternate.

NOW, THEREFORE, BE IT RESOLVED, that the Madison Common Council approves the concept design of *The Passage of Being*, or the alternate *Silver lining: Where Dreams Flow,* for the site-specific Imagination Center at Reindahl Park Percent for Art Project; and

BE IT FURTHER RESOLVED that the Purchasing Supervisor is hereby authorized to execute an agreement between the City of Madison and Nate Page, or the alternate Sujin Lim for up to $70,000 for all costs associated with the design, fabrication, delivery, and installation of the proposed artwork.

BE IT STILL FURTHER RESOLVED that the Purchasing Supervisor is hereby authorized to execute agreements totaling up to $41,704 for the design, structural engineering, construction, and installation of the foundation for the selected artwork.

BE IT FINALLY RESOLVED that any unspent funds upon completion of the project shall transfer to the Arts Aggregated Fund or the Art Maintenance and Conservation Fund.

Nate Page – *The Passage of Being* – Final Design

March 18, 2026

At their meeting on February 16, 2026, the Public Art Subcommittee requested the following design refinements to Nate Page's *The Passage of Being*:

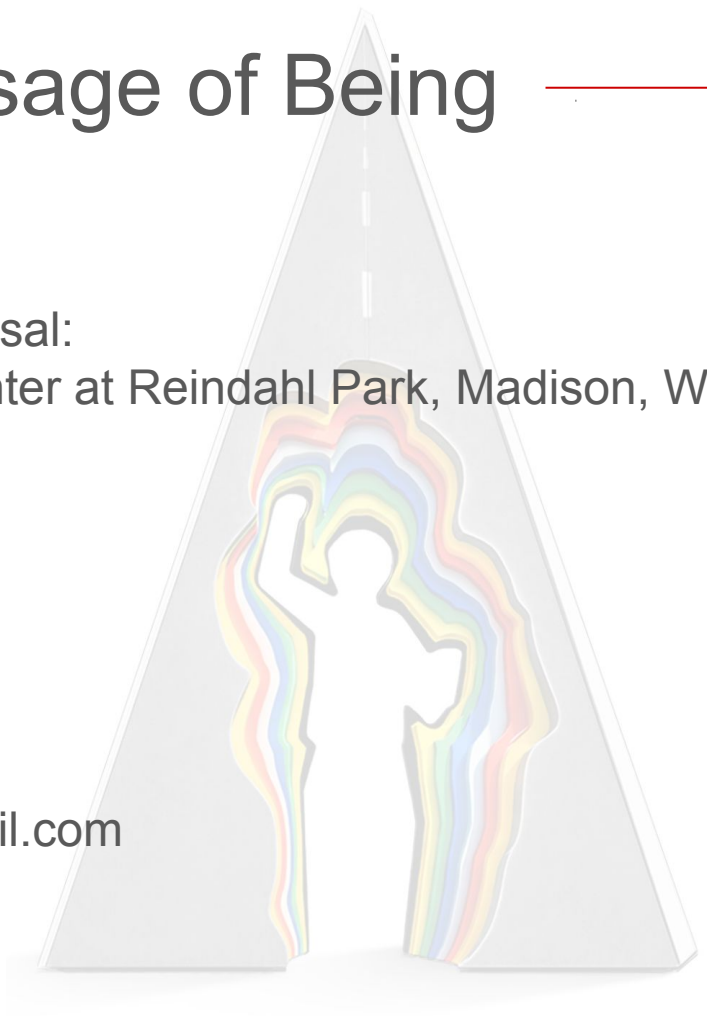
1) Remove the roadway lines which made some feel that the figure represents road fatality
2) Redesign the central opening to better accommodate people who use wheelchairs and other mobility devices, and feel more body inclusive.

At their meeting on March 18, 2026, the Madison Arts Commission reviewed the design refinements presented by Nate Page and recommended the design on the following pages for fabrication for the Percent for Art project at the Imagination Center at Reindahl Park.

The Passage of Being

Public Art Proposal:
Imagination Center at Reindahl Park, Madison, WI
January 2026

Nate Page
917-573-5105
natepage@gmail.com









City of Madison

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

Master

File Number: 92217

File ID:	92217	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	03/03/2026
File Name:	Recreate the classification of Monona Terrace Business Manager in CG 18, Range 10 in the salary schedule; recreate position #3324 as a Monona Terrace Business Manager; and reallocate the employee.			**Final Action:**	

Title: Recreate the classification of Monona Terrace Business Manager in CG 18, Range 10 in the salary schedule; recreate position #3324 as a Monona Terrace Business Manager; and reallocate the employee.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	PB Memo MT Business Manager 3-2026.pdf	**Enactment Number:**	
Author:	Brooke Gillitzer, 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	03/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (3/16/26), Personnel Board (3/11/26), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	FINANCE COMMITTEE	03/16/2026		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Personnel Board.						
1	FINANCE COMMITTEE	03/10/2026	Referred	PERSONNEL BOARD	03/11/2026		
	Action Text: This Resolution was Referred to the PERSONNEL BOARD						
1	PERSONNEL BOARD	03/11/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	03/16/2026		Pass
	Action Text: A motion was made by Nash, seconded by Jackson, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: 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 92217

Fiscal Note

The proposed resolution deletes 1.0 FTE position #3324 of Quality Improvement and Operations Manager, recreates it as a Monona Terrace Business Manager, and reallocates the employee to the new position. This recreation corrects an administrative error from 2011 per the attached memo. Both positions are in CG 18, Range 10 in the salary schedule. No fiscal impact.

Title

Recreate the classification of Monona Terrace Business Manager in CG 18, Range 10 in the salary schedule; recreate position #3324 as a Monona Terrace Business Manager; and reallocate the employee.

Body

Resolution to recreate the classification of Monona Terrace Business Manager, delete position #3324 as a Quality Improvement and Operations Manager; recreate position #3324 as a Monona Terrace Business Manager; and reallocate the employee (J. Boyd) to the new position in the Monona Terrace operating budget, thereof.

TO: Personnel Board

FROM: Brooke Gillitzer, Human Resources

DATE: March 2, 2026

SUBJECT: Monona Terrace Convention Center – Monona Terrace Business Manager

The Human Resources Department is currently auditing classifications as part of the Human Resources Management System implementation. During this audit, it was discovered that the Monona Terrace Business Manager classification had been formally deleted in 2011 but remained active in the City's Human Resources systems, including MUNIS and NeoGov, due to an administrative oversight. As a result, a recruitment was done in 2017 for position #3324 for the Monona Terrace Business Manager. Position # 3324 is budgeted as a Quality Improvement and Operations Manager but is listed in MUNIS as filled at the Monona Terrace Business Manager, both classifications in CG 18, Range 10.

Human Resources is therefore requesting formal approval to correct the administrative error and properly authorize the classification of Monona Terrace Business Manager. The position is currently occupied by J. Boyd. Because both classifications are in Range 10, this action has no fiscal impact; rather the proper classification of position #3324 will better align the duties and responsibilities of the position with its title.

I am recommending the following:

- Recreate the classification of Monona Terrace Business Manager in CG 18, Range 10;
- Delete position # 3324 of the Quality Improvement and Operations Manager in CG 18, Range 10, occupied by J. Boyd, and recreate the position as a Monona Terrace Business Manager.
- Reallocate the employee, J. Boyd to the new position.

In 2011, the Monona Terrace Business Manager was formally deleted by Personnel Board and Common Council action. In 2012, a new classification and position (#3324) of Quality Improvement and Operations Manager was authorized by the Personnel Board and Common Council. In 2017, a recruitment was done for position #3324. The recruitment was advertised using the Monona Terrace Business Manager classification and resulted in the hire of Jeffrey Boyd who currently occupies the position. Position #3324 is budgeted at the Quality Improvement and Operations Manager classification but listed in MUNIS as filled at Monona Terrace Business Manager. Since 2017, J.Boyd has been acting in a capacity reflective of the Monona Terrace Business Manager classification and not as a Quality Improvement and Operations Manager.

This position's duties involve the related application of accounting and fiscal management procedures and the performance of other related business management functions. The Quality

Improvement and Operations Manager classification is described as operations management work encompassing overall responsibility for quality initiatives and operations for the Monona Terrace Community and Convention Center and is characterized by great attention to detail, the exercise of independent judgment, coordination of multiple tasks at one time, collaboration with other work units within the Convention Center, and maintenance of high standards of customer service. In the 2025 budget process, Monona Terrace recreated one Associate Director position to upgrade the Gift Shop Manager (position #3782) and Monona Terrace Operations Manager (position #3596) to be Quality Improvement and Operation Managers. Currently both positions, #3782 and #3596, are fulfilling the responsibilities in the Quality Improvement and Operation Manager capacity.

The Monona Terrace Business Manager class spec broadly describes the work as:

> …responsible administrative, supervisory, and professional **business management and fiscal work** for the Monona Terrace Community and Convention Center. The work involves supervising the **activities and staff of the Business Office**, managing the Center's computerized event business management system, **coordinating the human resource management functions**, and participating in the overall management of Monona Terrace. The work is characterized by the use of independent judgment in the **related application of accounting and fiscal management procedures** and the performance of other related business management functions. [emphasis added]

Because this work is not aligned with the Quality Improvement and Operations Manager classification, it is not appropriate for this position to be identified as such. Rather, I recommend the recreation of the Monona Terrace Business Manager (CG18, R10) classification, and recreation of Quality Improvement & Operations Manager position # 3324 as a Monona Terrace Business Manager (CG18, R10), and reallocating the employee, J. Boyd, to the new position.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2026 Annual Minimum (Step 1)	2026 Annual Maximum (Step 5)	2026 Annual Maximum (+12% Longevity)
18/10	$ 85,983.30	$ 103,336.48	$ 115,736.92

cc: Connie Thompson – Monona Terrace Director
Jeffrey Boyd – Monona Terrace Business Manager

City of Madison

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

Master

File Number: 92104

File ID:	92104	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PERSONNEL BOARD
				File Created Date :	02/23/2026
File Name:	Authorizing the HR Director, in conjunction with the Finance Director, to clean up unused classification titles in the City Class/Comp plans and salary schedules.			**Final Action:**	

Title: Authorizing the HR Director, in conjunction with the Finance Director, to clean up unused classification titles in the City Class/Comp plans and salary schedules.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Mike Lipski, HRM System Administrator	**Hearing Date:**	
Entered by:	jortiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	02/23/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Personnel Board (3/11/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	PERSONNEL BOARD		03/11/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PERSONNEL BOARD. The motion passed by voice vote/other.					
1	PERSONNEL BOARD	03/11/2026	RECOMMEND TO COUNCIL TO ADOPT				Pass
	Action Text:	A motion was made by Nash, seconded by Denny, to RECOMMEND TO COUNCIL TO ADOPT. The motion passed by voice vote/other.					

Text of Legislative File 92104

Fiscal Note

The resolution would authorize the HR Director and Finance Director to update job classifications and corresponding salary tables to delete classifications that are no longer active. No current employees will be impacted by the change. This will results in online salary tables to be more accurate and reflect current classifications. There is no fiscal impact to the

resolution.

Title
Authorizing the HR Director, in conjunction with the Finance Director, to clean up unused classification titles in the City Class/Comp plans and salary schedules.
Body
WHEREAS MGO 3.54(1) states: “Basic biweekly salaries and classifications for permanent and limited term employees, permanent full and part-time employees, hourly employees and limited term employees are maintained by the Human Resources Department in conjunction with Finance Department;” and (2)(b) states: “Any changes to the salary/hourly schedules, or creation of new salary/hourly schedules, shall be by resolution or ordinance, proposed by the Human Resources Director and approved by the Common Council, taking into consideration any recommendation of the ERC under Sec. 33.10 <https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIVCH32--45_CH33BOCOCO_33.10COEMRE>, MGO.” and

WHEREAS the Human Resources Department is preparing to implement a new Human Resources Management software program, NEOGOV, that will become the system of record for job classification titles, and

WHEREAS in preparation for the implementation, an audit of existing active job classes in MUNIS, the current system of record, was conducted, and

WHEREAS the audit revealed that a number of active job classes could be inactivated because of the following reasons:

- New classes were created but the underlying class was never formally deleted;
- Job classes have not been used in a number of years and the department does not intend to use in the future;
- Duplicate classes exist in multiple compensation groups and will not be used in one or the other;
- Work that the class was created for is no longer being performed, and

WHEREAS no employees are currently in any of the classes slated for inactivation;

NOW THEREFORE BE IT RESOLVED that the Human Resources Director is authorized to identify classifications that are no longer being used, inactivate those classifications in MUNIS, and work with the Finance Director to have those classifications removed from the current salary tables, by May 1, 2026, at which time the salary tables on-line will be updated and accurate.

City of Madison

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

Master

File Number: 90618

File ID:	90618	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	10/24/2025
File Name:	CSM - 411-433 W Gilman St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Rezoning Ord File 90916, Link to Cond Use File 90614, Link to 411 W Gilman Demo File 91233, Link to 415 W Gilman Demo File 91234, Link to 433 W Gilman Demo File 91236, Staff Comments.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	10/27/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (12/15/25), Common Council (1/13/26)					
1	COMMON COUNCIL	11/25/2025	Refer	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	12/15/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Solheim, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.					
	Notes:	On a motion by Solheim, seconded by Wasniewski, the Plan Commission recommended to the Common Council that the Certified Survey Map be re-referred to the February 2, 2026 Plan Commission (February 10, 2026 Common Council) pending a recommendation by the Landmarks Commission on the demolition of the existing buildings on the subject site. The motion to recommend re-referral passed by voice vote/ other.					
1	COMMON COUNCIL	01/13/2026	Re-refer	PLAN COMMISSION		03/16/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	02/02/2026	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		03/02/2026	Pass

Action Text: A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER and should be returned to the Plan Commission by 3/2/2026. The motion passed by voice vote/other.

Notes: On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission referred the Certified Survey Map to March 2, 2026 (March 10, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614) and to allow the public hearing for the Plan Commission's consideration of the demolitions of three buildings on the site to be noticed. The motion passed by voice vote/ other.

1	COMMON COUNCIL	02/10/2026	Re-refer	PLAN COMMISSION	03/16/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	03/02/2026	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		03/16/2026	Pass

Action Text: A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614).

1	COMMON COUNCIL	03/10/2026	Re-refer	PLAN COMMISSION	03/16/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER			Pass

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

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

Text of Legislative File 90618

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 LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Body
WHEREAS a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section

16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

City of Madison

Demolition, Rezoning, Conditional Use & Certified Survey Map Referral

Location
411-433 W Gilman Street

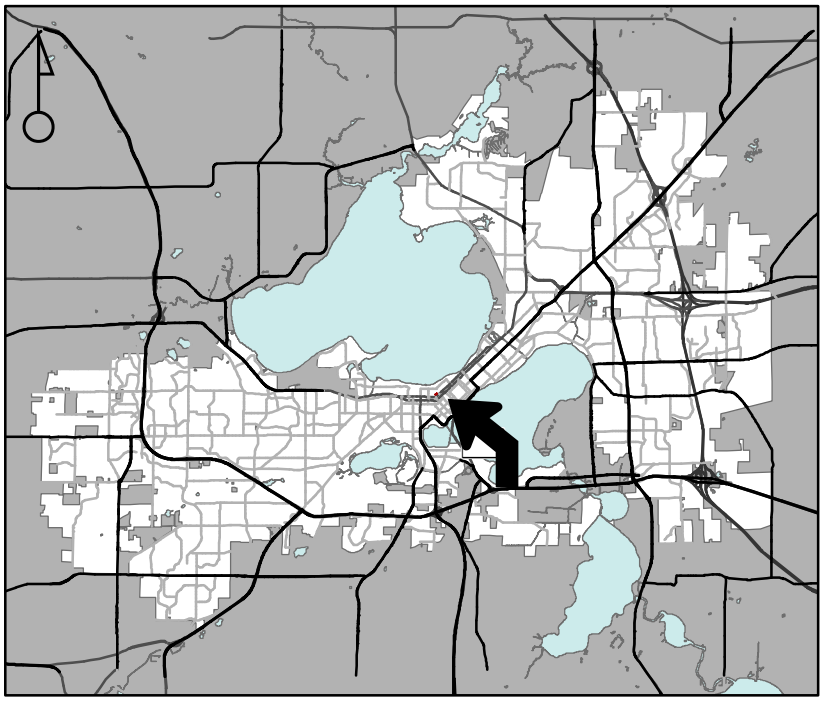
Applicant
Jason Doornbos, LCD Acqcuisitions, LLC
John Myefski, Myefski Architrects
Kevin Pape, Vierbicher

Requests
- Rezone 411 W Gilman St from DC to UMX
- Demolish 411, 415 & 433 W Gilman Street
- Construct 15-story mixed-use building with approximately 2,550 sq. ft. of commercial space and 258 multi-family units
- Create one lot by CSM

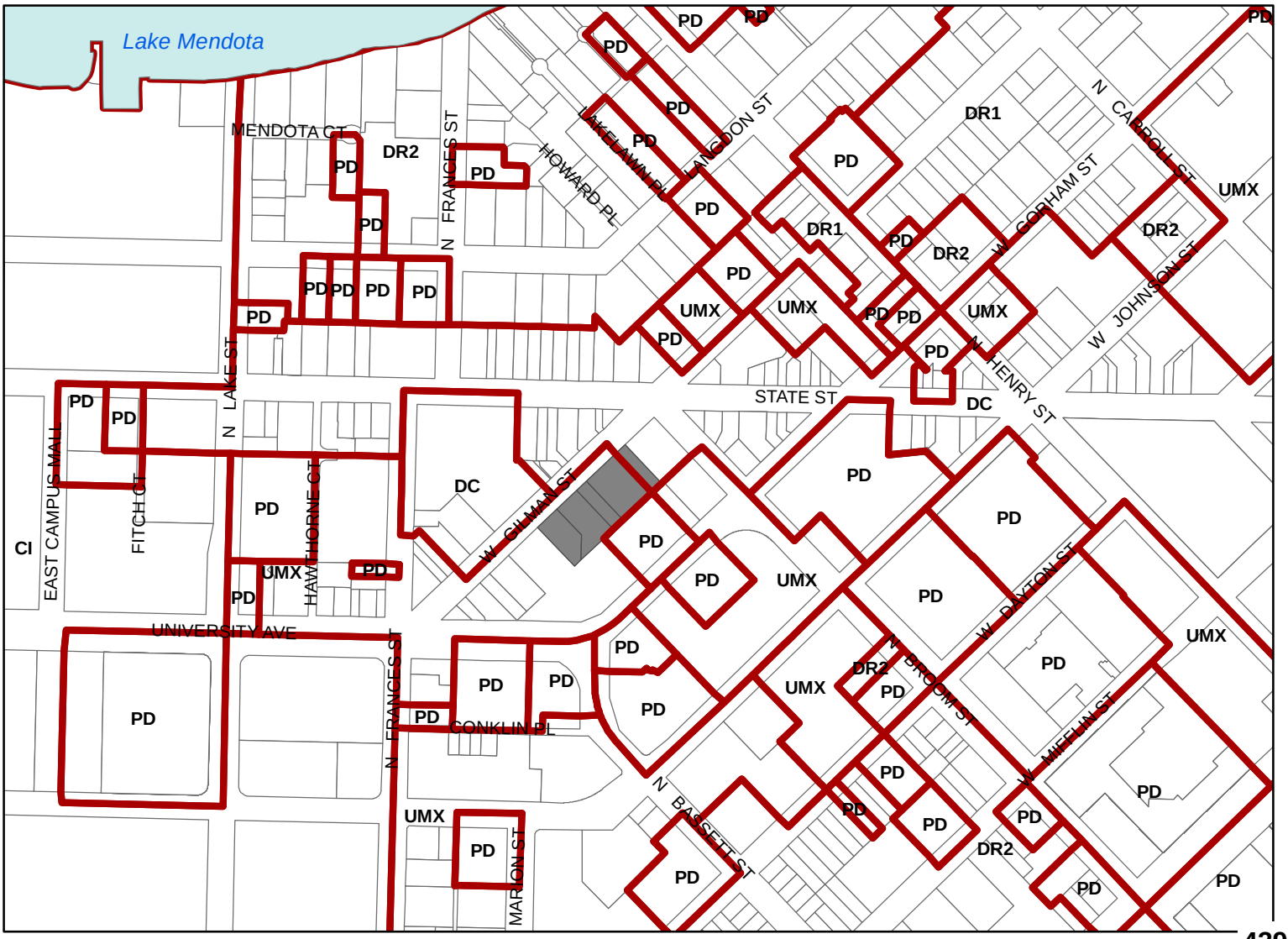
Public Hearing Dates

Plan Commission
March 16, 2026

Common Council
March 24, 2026



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635

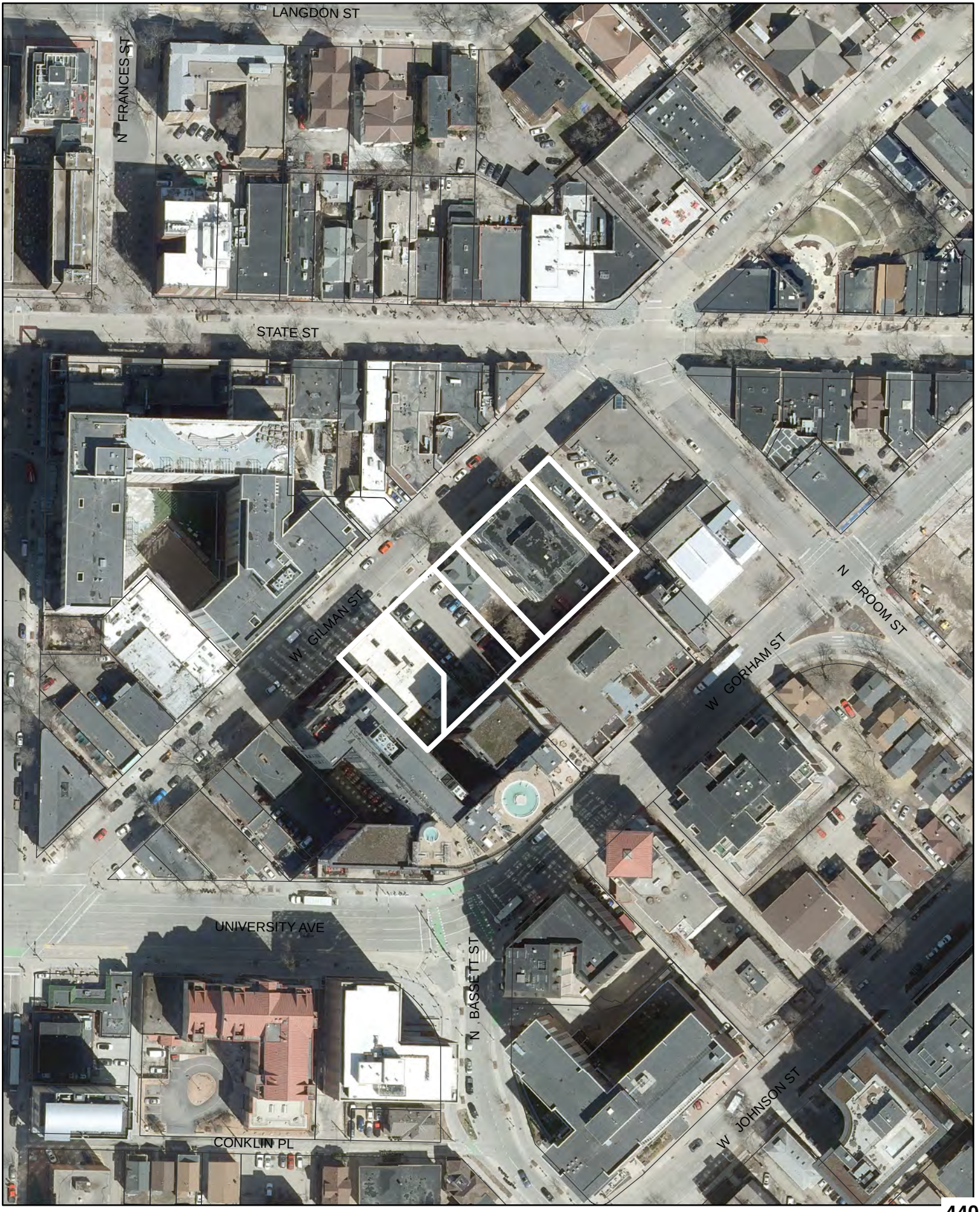


Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 2-25-

City of Madison

411-433 W Gilman Street



Date of Aerial Photography : Spring 2021

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 10/20/25 11:31 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: LCD Acquisitions, LLC — Representative, if any: Jason Doornbos
Street address: 315 Oconee Street — City/State/Zip: Athens, GA 30601
Telephone: 470-517-6035 — Email: [redacted]

Firm Preparing Survey: Vierbicher — Contact: Kevin Pape
Street address: 999 Fourier Drive, Suite 201 — City/State/Zip: Madison, WI 53705
Telephone: 608-821-3955 — Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 411, 415, 421, 425, 433 W Gilman Street
Tax Parcel Number(s): 0709-232-0104-3; 0709-232-0105-1; 0709-232-0106-9; 0709-232-0107-7; 0709-232-0108-5
Zoning District(s) of Proposed Lots: DC; UMX — School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1	0	0.901
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0..901

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

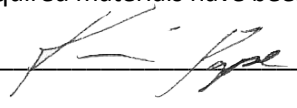
☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Kevin Pape Signature: 

Date: 10/20/2025 Interest In Property On This Date: Surveyor

315 Oconee St
Athens, GA 30601
P 706.543.1910
www.landmark-properties.com

October 20, 2025

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

Re: Letter of Intent
411 West Gilman Street

On behalf of LCD Acquisitions, LLC, we are pleased to submit the attached formal application packet. This Letter of Intent and accompanying packet outlines our request for redevelopment of 411 West Gilman Street, located between State Street and University Avenue, into a mixed-use development featuring affordable student housing and ground-floor commercial retail space.

Applicant:
LCD Acquisitions, LLC, 315 Oconee Street, Athens, GA 30601
Contact: Jason Doornbos | jdoornbos@LandmarkProperties.com | 470-517-6035

Owners:
411 West Gilman Street
Cook and Erickson
203 E. Main St., Apt. 315, Waunakee, WI 53597

415 West Gilman
Master Hall Associates, LLP
401 N. Carroll St., Madison, WI 53703

421 West Gilman
421 West Gilman Street, LLC
121 S. Brittingham Place, Madison, WI 53715

425 West Gilman
Mullins Apartments, LLP
401 N. Carroll St., Madison, WI 53703

433 West Gilman
Fisher Construction, Inc.
Ridgeview Investments of Madison, LLP
N17W24222 Riverwood Drive, Ste. 250
Waukesha, Wisconsin 53188

Architect:
Myefski Architects, Inc., 400 North Michigan Avenue, Suite 400, Chicago, IL 60611
Contact: John Myefski | jmyefski@myefski.com | 312.763.2400

Civil Engineer and Site Landscape:
Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717
Contact: Sarah Church | Schu@vierbicher.com | 608.821.3943

The applicant requests approval for the following:
- Rezone one (1) parcel from Downtown Core (DC) to Urban Mixed Use (UMX)
- Conditional Use
  - New construction greater than 20,000 square feet
  - New construction of a building in UMX District greater than eight (8) units
  - Rooftop outdoor recreation
- Demolition of existing structures
- CSM to create one (1) lot for development

Site Data / Parcels:
The development will combine five (5) parcels; from 411-433 West Gilman Street. All parcels are currently zoned UMX except for 411 West Gilman. This application includes a request to rezone 411 West Gilman from DC to UMX.

Address	Existing Use	PIN	Existing Zoning	Acreage
411 West Gilman	Restaurant	0709-232-0104-3	DC	4,378 SF
415 West Gilman	Apartments	0709-232-0105-1	UMX	13,093 SF
421 West Gilman	Apartments	0709-232-0106-9	UMX	4,356 SF
425 West Gilman	C-2 Parking Lot	0709-232-0107-7	UMX	9,535 SF
433 West Gilman	Apartments	0709-232-0108-5	UMX	7,896 SF

Legal Description:

Lots 5-6, Block 10, University Addition to Madison, recorded in Volume A of Plats on Page 9 as Document Number 109 and Part of Lots 4-5, all of Lots 6-7, and part of Lot 8, Block 39, Original Plat of Madison, recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence S00°00'48"W, 232.64 feet along the west line of said NE1/4 to a point on the southeasterly right of way line of West Gilman Street and point of beginning; thence N46°20'54"E, 156.05 feet along said southeasterly right of way line; thence S43°38'24"E, 132.16 feet to a point on the northwesterly line of Lot 11, Block 13, Original Plat of Madison; thence S46°23'36"W, 297.18 feet along the northwesterly line of Lots 11-14, Block 39, said Original Plat of Madison and the northwesterly line of Lot 1, Certified Survey Map Number 14091, recorded in Volume 94 of Certified Survey Maps on Pages 285-290, as Document Number 5189753; thence N43°45'00"W, 131.93 feet along the northeasterly line of said Lot 1 to said southeasterly right of way line of West Gilman Street; thence N46°20'54"E, 141.39 feet along said southeasterly right of way line to the point of beginning.

Contains 39,258 square feet (0.901 acres).

Project Description:
The proposed project is a mixed-use development featuring 260 residential units, a ground-level lobby and leasing area, and retail tenant space. Resident amenities will be located on Level 11 and include a clubhouse, fitness room, and an outdoor amenity deck with a pool. The building's east side will rise 10 stories and feature a rooftop amenity deck, while the west side will reach 15 stories. Two ground-floor

units will be designed in a walk-up style, with the remaining residences ranging from studio to five-bedroom apartments.

The project is designed to utilize the recently adopted downtown height ordinance amendment, enabling additional floors in exchange for dedicating 10% of the beds to students in need of financial assistance. These designated beds will be offered at a discounted rental rate through collaboration with the University of Wisconsin.

Parking will be provided in two levels of structured parking between the ground floor and basement, with access via a single entrance on Gilman Street. Long-term bike parking will be available in dedicated parking rooms on the ground floor and in the basement, while short-term bike parking will be located along Gilman Street and the sidewalks on the east and south sides of the project.

Project Description (Cont.):
The architectural design is composed of two distinct masses. The first, or base mass, features four differentiated elevations to break up the street façade. One of these façades will pay homage to the existing 433 West Gilman / Stratford Apartments architecture in an effort to honor the neighborhood's character. The rest of the base mass will be primarily constructed with brick veneer to further harmonize with the surrounding context.

The second mass begins at Level 5 and is set back from the base with varying heights to create visual interest. Its façade will consist of a window wall system incorporating a mix of clear glazing, spandrel glass, and composite metal panels. Vertical and horizontal articulation will be achieved through window wall glazing wrapping the building and balconies that punctuate and break up the upper façade.

Project Summary:

Site

Site Area:	39,258
Gross FAR Area:	387,012
FAR:	986%

Building Coverage

Allowed:	90% max coverage
Provided:	89% at 34,891 square feet

Building Height Limitations

Downtown Height:	12 stories (172'-0") / 8 stories (116'-0) / 6 stories (88'-0)* Or Capital View Preservation Limit
Proposal:	15 Stories / 11 Stories / 7 stories* Capital View Preservation Limit, max height not exceeded

**State Street Setback*

Multi-Family Housing

Studio	4
1 bedroom	3
1 bedroom (DO**)	35
2 bedroom	25
2 bedroom (DO**)	60
3 bedroom	10
4 bedroom	38
5 bedroom	85
Total Units:	260

***DO= Double Occupancy*

Bedrooms Total	974
Retail Square Footage	2,544

Vehicle Parking

First Floor	34
Basement	38
Total	72

20% of vehicle parking to be EV ready, 2% to be EV Installed.

Project Summary (Cont.):

Bike Parking:	
Long Term Required:	430.5 spaces
Provided:	
First Floor	93
Basement	305
On Grade	33
Total:	431
Short Term Required:	27.3
Provided:	28 on grade

Project Schedule:

Initial Staff Meetings:	May 12, 2025
Meeting with Alder Ochowicz:	June 26, 2025
Development Assistance Team (DAT) Meeting:	July 17, 2025
Follow up Meeting with City Planning and Zoning Staff:	August 4, 2025
UDC Informational Meeting:	September 3, 2025
Joint Campus Area Committee (JCAC) Meeting:	September 25, 2025
Neighborhood Post Card Meeting with Staff and Alder:	September 29, 2025
Formal LUA and CSM Submittal:	October 20, 2025
Target Construction Commencement Date:	Fall 2026
Target Occupancy:	Fall 2029

Adopted Plan & Review Standards:
The proposed development aligns closely with the principles outlined in the *City of Madison Downtown Plan*, advancing its vision for a vibrant, walkable, and contextually sensitive urban core. The design thoughtfully integrates urban design, neighborhood context, and architectural continuity to strengthen the public realm and contribute to downtown's evolving identity.

At the street level, a transparent lobby and active retail frontage enhances pedestrian vitality in keeping with the Plan's call for animated, people-oriented streets. Service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façade of 433 West Gilman, extending its established rhythm and materials across the frontage. Awnings and canopies provide weather protection and reinforce a cohesive streetscape character consistent with the Plan's recommendations for human-scaled design.

The building's massing responds directly to its surroundings, employing a stepped podium and tower to minimize perceived height and maintain compatibility with adjacent structures. The inclusion of affordable student housing supports the Plan's goals for a diverse and inclusive residential downtown, while contributing to increased density in a thoughtfully calibrated manner. The tiered height strategy follows Madison's Downtown Height Map, transitioning from 8 stories near State Street to 11 stories mid-block, and culminating in a 15-story volume on the west. The design carefully respects the Capitol Viewshed height limit of 187'-2 1/2" above Gilman Street, ensuring the skyline remains harmonious with the city's iconic silhouette.

Conditional Use Approval Standards:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
   - The proposed mixed-use development, which includes internal vehicular parking, is compatible and consistent with the surrounding uses and will not create conditions detrimental to public health, safety, or general welfare.

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 subject property is already served by existing municipal infrastructure, and the proposed conditional use will not place undue demand on the services.

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.*
   - The proposed project is compatible and consistent with surrounding uses and is not anticipated to impair or diminish the existing uses, values, or enjoyment of neighboring properties in any foreseeable manner.

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.*
   - The proposed conditional use is compatible and consistent with surrounding properties and will not hinder the normal and orderly development or improvement of nearby properties for permitted uses within the district.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*
   - The proposed project includes the necessary site improvements to adequately support the development without adverse impacts on surrounding properties.

6. *The conditional use conforms to all applicable regulations of the district in which it is located.*
   - The proposed project meets the standards of the UMX zoning district and downtown plan.

7. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
   - Not Applicable. Community living is not proposed.

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.*
   - The project team met with the Design Assistance Team (DAT) on July 17 and August 4, 2025, to receive guidance on the design direction. The proposed project is now being submitted to the Urban Design Commission (UDC) review and consideration.

Conditional Use Approval Standards (Cont.):

9. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*
   - The proposed project meets the vehicle and bicycle parking requirements for the Urban Mixed Use (UMX) zoning district as illustrated on the Development Matrix included in this packet. The site is situated near transit routes, bicycle paths, and vehicle sharing stations.

10. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*
   - Not Applicable.

11. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*
   - Not Applicable.

12. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*
- Not Applicable.

13. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*
    a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
    b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
    c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
    d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
   - Not Applicable.

Conditional Use Approval Standards (Cont.):

14. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*
    a. *The new building is entirely located on the same parcel as the building being replaced.*
    b. *The new building is not taller in stories or in feet than the building being replaced.*
    c. *The new building is not larger in total volume than the building being replaced.*
    d. *The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height.*
    e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*
    - Not Applicable.

15. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process.*
    - Not Applicable.

16. *When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building.*
    - Not Applicable.

Downtown Design Guidelines:
Site Design + Building Placement

Orientation:
The development reinforces the urban block with a consistent street wall and tiered massing that supports residential density while respecting neighborhood scale. At the street level, a transparent lobby and active retail frontage enhance pedestrian vitality. A parking garage and service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façade of 433 West Gilman, extending its established rhythm and materials across the frontage. Awnings and canopies integrate signage, provide weather protection, and reinforce a cohesive streetscape character, contributing to a contextually appropriate and engaging public realm.

Access + Site Circulation:
The primary entrances for both the residential lobby and retail spaces are located along Gilman Street, offering a transparent and direct visual connection to the active interior spaces while creating a welcoming street presence. Service functions, including garage and refuse access, are recessed from view to minimize their impact and preserve the integrity of the streetscape. Vehicle parking is provided at the ground level and within the basement, while bicycle parking is available along Gilman Street, on the east sidewalk, and within the open area on the south side of the project. Long-term bicycle parking is accommodated on the ground floor and in the basement.

Useable Open Space – Residential Development:
The project prioritizes resident well-being through a variety of open spaces, including three (3) internal courtyards that bring natural light into the building's core and create calm, inviting areas for study and gathering. Balconies provide private outdoor access and reinforce the building's architectural rhythm, while a landscaped amenity deck on Level 11 offers active recreational space with expansive views of Madison. Together, these features enhance livability and strengthen the building's overall design integrity.

Landscaping:
Landscaping along Gilman Street will enhance the streetscape character through a native planting approach that complements the surrounding context. The east walkway and south open space will feature contextual landscaping and site-sensitive detailing designed to enrich the project's identity while fostering a safe and welcoming environment.

Lighting:
Lighting will be designed to create a comfortable neighborhood ambiance while enhancing site safety and reinforcing the project's overall visual cohesion. Special attention will be given to light the ground floor around the entire building to enhance safety.

Downtown Design Guidelines (Cont.):

Architecture

Massing:

The building's massing responds directly to its surroundings, employing a stepped podium and towner to minimize perceived height and maintain compatibility with adjacent structures. The tiered height strategy follows Madison's Downtown District Maximum Height Map, transitioning from 8 stories near State Street to a 15-story volume near the taller, higher-density neighborhood to the west.

Building Components:

The design establishes a contextually grounded base by reinterpreting the rhythm and materiality of the façade at 433 West Gilman, anchoring the building within its streetscape. Above, the tower introduces a composition of glass, spandrel, and metal panel elements, articulated by balconies that modulate the massing and create a dynamic vertical expression. Together, the base and upper volumes maintain visual continuity through proportion, alignment, and material transitions, resulting in a cohesive architectural composition that responds to both scale and context.

Visual Interest:

The building is articulated with base, middle, and top components, establishing a strong urban presence and sense of scale. The brick and glass base anchors the structure within the streetscape, while a step-back at Level 5 introduces a vertical rhythm of glass and metal panels articulated by balcony projections. This transition emphasizes the shift in material expression and culminates in a continuous ribbon of glass at the top floor, creating a visually cohesive and contemporary skyline profile.

Door and Window Openings:

The project draws inspiration from the façade of 433 West Gilman and establishes a base that aligns with the scale, rhythm, and material character of the surrounding streetscape. Above, a composition of glass, spandrel, and metal panels reflects design elements found in neighboring buildings, allowing the overall form to engage both its context and the evolving architectural language of the district.

Building Materials:

The design employs a refined palette of high-quality, durable materials that create visual interest and establish a distinct architectural identity, while remaining responsive to the character of the surrounding built environment.

Terminal Views and Highly-Visible Corners:

Although the site is not positioned at a major intersection or terminus, the design emphasizes the building's presence through its form and orientation, making thoughtful use of available views to reinforce the prominence of the site within the downtown core.

Awnings and Canopies:

Awnings and canopies are thoughtfully integrated into the building's design to complement its architectural expression. Incorporating signage within these elements provides weather protection and enhances the building's material and textural richness without obscuring its architectural character.

Signage:

Signage will be thoughtfully integrated into the building's overall design, complementing the architecture and reinforcing its cohesive identity. We anticipate signage will be incorporated within awnings and canopies, signage will be simple, well-conceived, and compatible with the project's materials, scale, and detailing. Future submissions will ensure compliance with the City's sign control ordinance in Chapter 31 MGO, and to maintain visual harmony and regulatory compliance.

Thank you for your time and consideration in reviewing our application. Please reach out with any questions you may have, and we look forward to your feedback.

Sincerely,
LCD Acquisitions, LLC

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CERTIFIED SURVEY MAP No._____

LOTS 5–6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4–5, ALL OF LOTS 6–7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2011), THE WEST LINE OF THE NE1/4 OF SECTION 23 MEASURED AS BEARING S00°00'48"W.

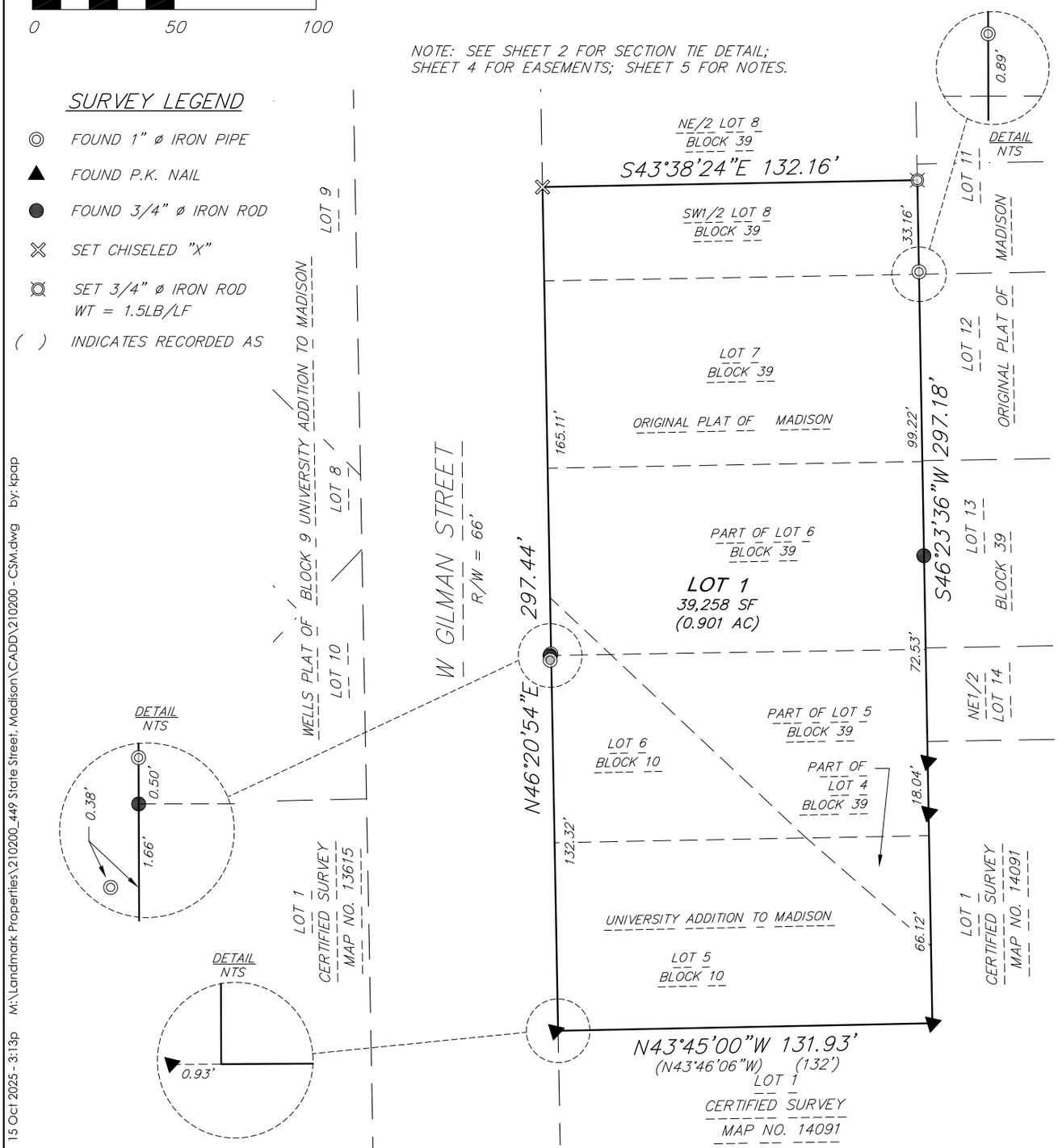
GRAPHIC SCALE: 1" = 50'

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NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL; SHEET 4 FOR EASEMENTS; SHEET 5 FOR NOTES.

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" ø IRON ROD
- SET CHISELED "X"
- SET 3/4" ø IRON ROD WT = 1.5LB/LF
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Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____

SHEET 1 OF 7

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CERTIFIED SURVEY MAP No._____

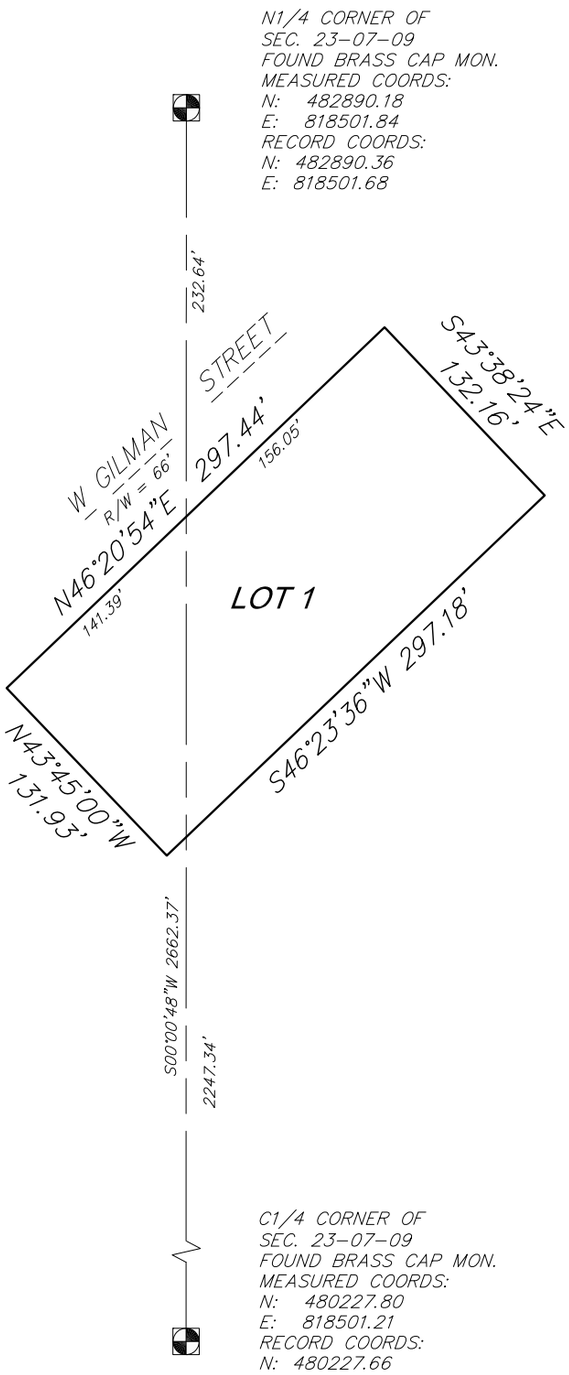
LOTS 5–6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4–5, ALL OF LOTS 6–7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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SECTION TIE DETAIL

(NOT TO SCALE)



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Job #: 210200	
Date: 10/17/2025	
Rev:	
Drafted By: KPAP	
Checked By: JZAM	

SURVEYED FOR:
Landmark Properties
3060 Peachtree Road
NW, Ste 500
Atlanta, GA 30305

C.S.M. No._____

Doc. No._____

Vol._____ Page_____

SHEET
2 OF 7

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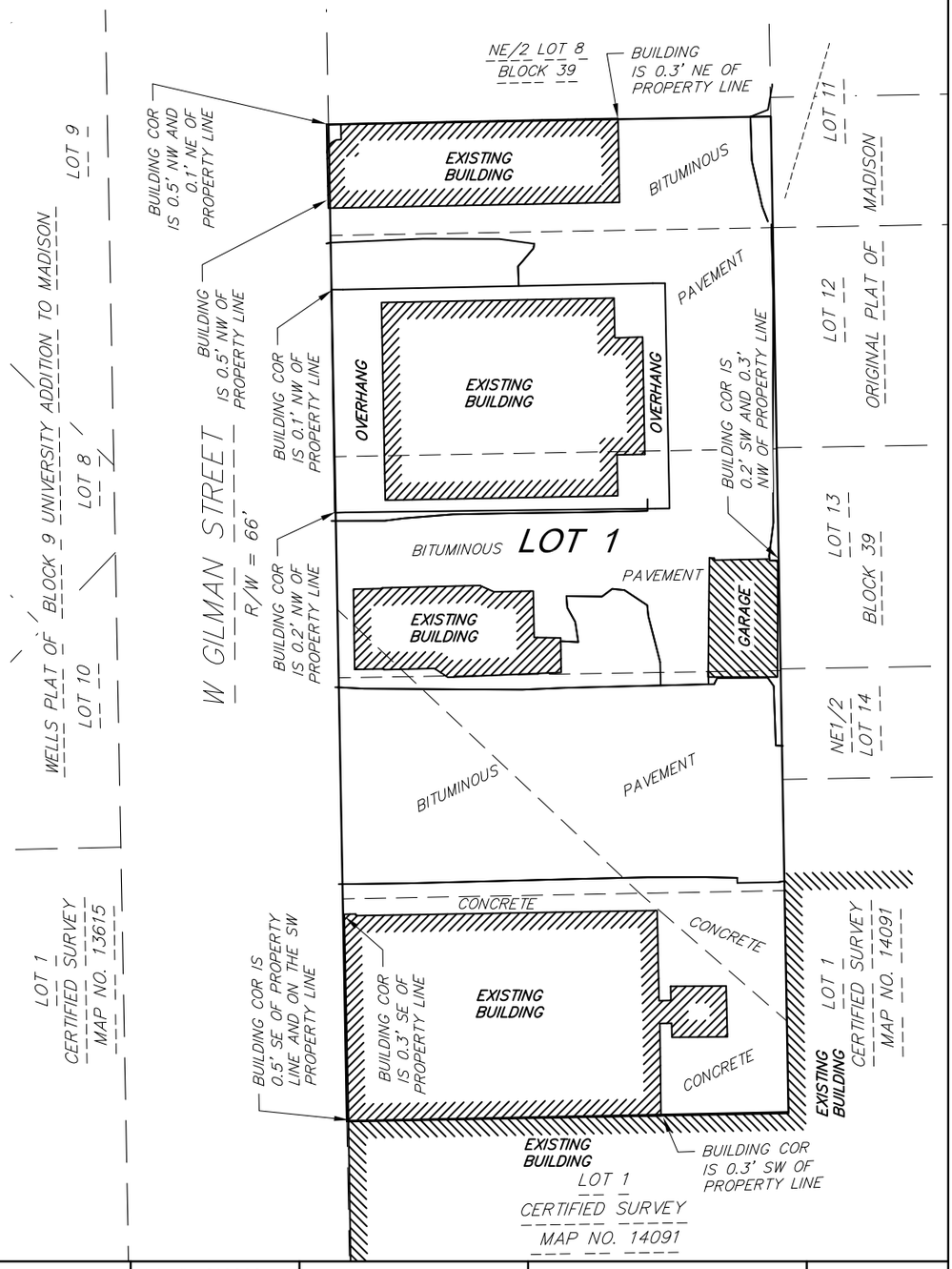
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GRAPHIC SCALE: 1" = 50'

0 50 100

EXISTING CONDITIONS

NOTE: EXISTING BUILDINGS TO BE REMOVED.



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Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____

SHEET 3 OF 7

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CERTIFIED SURVEY MAP No._____

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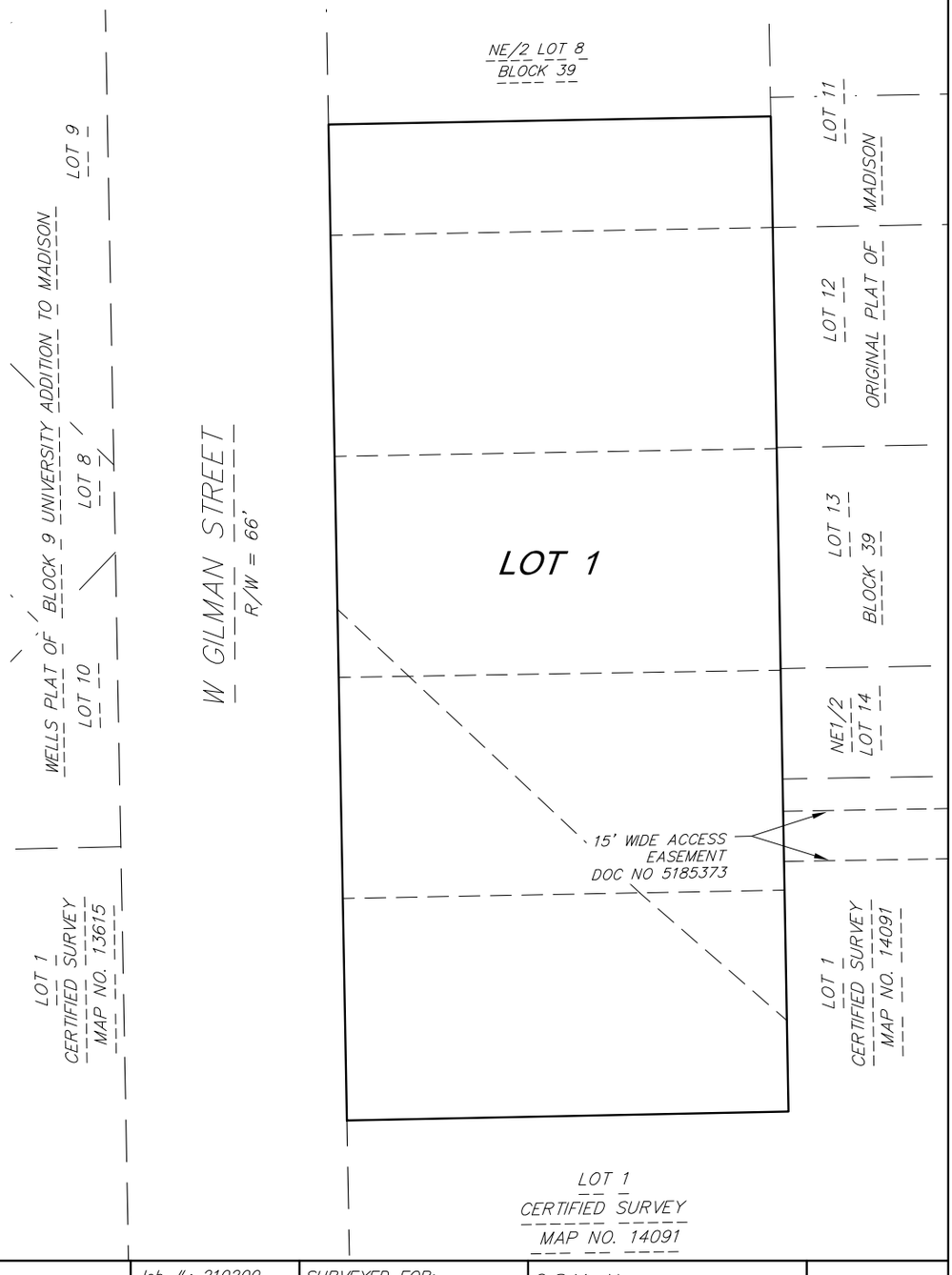


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GRAPHIC SCALE: 1" = 50'



EASEMENTS



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Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 7

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CERTIFIED SURVEY MAP No._____

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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: OCTOBER 17, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Lots 5–6, Block 10, University Addition to Madison, recorded in Volume A of Plats on Page 9 as Document Number 109 and Part of Lots 4–5, all of Lots 6–7, and part of Lot 8, Block 39, Original Plat of Madison, recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence S00°00'48"W, 232.64 feet along the west line of said NE1/4 to a point on the southeasterly right of way line of West Gilman Street and point of beginning; thence N46°20'54"E, 156.05 feet along said southeasterly right of way line; thence S43°38'24"E, 132.16 feet to a point on the northwesterly line of Lot 11, Block 13, Original Plat of Madison; thence S46°23'36"W, 297.18 feet along the northwesterly line of Lots 11–14, Block 39, said Original Plat of Madison and the northwesterly line of Lot 1, Certified Survey Map Number 14091, recorded in Volume 94 of Certified Survey Maps on Pages 285–290, as Document Number 5189753; thence N43°45'00"W, 131.93 feet along the northeasterly line of said Lot 1 to said southeasterly right of way line of West Gilman Street; thence N46°20'54"E, 141.39 feet along said southeasterly right of way line to the point of beginning.

Contains 39,258 square feet (0.901 acres).

NOTES:

1. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5037935.
2. This CSM is subjectto an Agreement Respecting Airspace and Construction Easements, recorded as Document No. 5186017.
3. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5195579.
4. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 4154069.
5. This CSM is subjectto an Agreement Respecting Airspace and Construction Easements, recorded as Document No. 5050075.
6. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5057476.
7. This CSM is subject to an Airspace Easement and Indemnification Agreement, recorded as Document No. 5206758.

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Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 5 OF 7

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CERTIFIED SURVEY MAP No._____

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OWNER'S CERTIFICATE

Landmark Properties, 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.

LANDMARK PROPERTIES, LLC

By: _____

_____
PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202___, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

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vierbicher
planners | engineers | advisors

Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 6 OF 7

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CERTIFIED SURVEY MAP No._____

LOTS 5–6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4–5, ALL OF LOTS 6–7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, 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___.

_____
Lydia A. McComas, 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

15 Oct 2025 - 11:33a M:\Landmark Properties\210200_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap

vierbicher
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Job #.: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 7 OF 7

PLANNING DIVISION STAFF REPORT

March 16, 2026

Project Addresses:	**411-433 W Gilman Street**
Application Type:	Demolition Permit, Zoning Map Amendment, Conditional Use, and Certified Survey Map Referral
Legistar File ID #	91233, 91234, 91236, 90916, 90614 and 90618
Prepared By:	Chris Wells, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, AICP, Principal Planner Meagan Tuttle, AICP, Planning Director

Summary

Applicant: Jason Doornbos; LCD Acquisitions, LLC; 315 Oconee Street; Athens, GA 30601

Property Owners:

411 W Gilman Street:	Cook and Erickson; 203 E. Main St., Apt. 315, Waunakee, WI 53597
415 W Gilman Street:	Master Hall Associates, LLP; 401 N. Carroll St., Madison, WI 53703
421 W Gilman Street:	421 West Gilman Street, LLC; 121 S. Brittingham Place, Madison, WI 53715
425 W Gilman Street:	Mullins Apartments, LLP; 401 N. Carroll St., Madison, WI 53703
433 W Gilman Street:	Fisher Construction, Inc.; Ridgeview Investments of Madison, LLP; N17W24222 Riverwood Drive, Ste. 250; Waukesha, WI 53188

Contact Person: John Myefski; Myefski Architects; 400 N Michigan Ave, Suite 400; Chicago, IL 60611

Surveyor: Kevin Pape, Vierbicher; 999 Fourier Drive, Suite 201; Madison, WI.

Requested Actions:

- ID 91233 – Consideration of a demolition permit to demolish a commercial building at 411 W Gilman Street;
- ID 91234 – Consideration of a demolition permit to demolish a commercial building at 415 W Gilman Street;
- ID 91236 – Consideration of a demolition permit to demolish a commercial building at 433 W Gilman Street;
- ID 90916 – Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District;
- ID 90614 – Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units; and
- ID 90618 – Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street.

Proposal Summary: The applicant is requesting several approvals to construct a sixteen-story mixed-use building that will contain 2,544 square feet of commercial space and 258 apartments following demolition of a one-story commercial building at 411 W Gilman Street containing a restaurant, the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street, a three-story, four-unit apartment building at 421 W Gilman Street, and a four-story, 20-unit apartment building at 433 W Gilman Street. The demolitions of 411, 415 and 433 W Gilman Street require Plan Commission approval. The twelfth floor of the proposed building will include a pool and amenity deck. The project is scheduled to commence in fall 2026, with completion anticipated in summer 2029.

Applicable Regulations & Standards: MGO §28.182 of the Zoning Code provides the process for zoning map amendments. Table E-2 in MGO §28.072(1) identifies *dwelling units in a mixed-use building* as a permitted use in the [proposed] UMX district while *accessory outdoor recreation* requires a conditional use in UMX zoning. The Supplemental Regulations [MGO §28.151] contain further applicable regulations for *Outdoor Recreation*. MGO §28.076(4)(c) requires that all new buildings with more than six (6) stories obtain conditional use approval following a recommendation by the Urban Design Commission using the Downtown Urban Design Guidelines. 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 demolitions. Lastly, MGO §16.23(5)(g) provides the process and standards of approval for certified survey maps.

Review Required By: Landmarks Commission, Urban Design Commission, Plan Commission, and Common Council.

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 411-433 W Gilman Street:

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, that the Plan Commission finds that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed building at 411-433 W Gilman Street. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, the Plan Commission should refer the conditional use requests to a future meeting to allow the applicant the opportunity to make the necessary changes to accommodate the 411, 415 and 433 W Gilman Street buildings in the proposal;
- That the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00742, rezoning 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission forward the Certified Survey Map to combine 411, 415, 421, 425 and 433 W Gilman Street into one lot to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 15** of this report for the land use requests, and on **page 26** for the CSM.

Background Information

Parcel Location: A 39,258-square-foot (0.9-acre) parcel (per CSM) located on the southeast side of W Gilman Street, between N Broom Street and N Frances Street. It is located within Alder District 2 (Ochowicz) and the Madison Metropolitan School District.

Existing Conditions and Land Use:

- According to City records, the parcel at 411 W Gilman Street is approximately 4,356 square feet in area and is developed with a roughly 2,175-square-foot, one-story commercial building which currently contains the restaurant FUGU. The building was originally constructed in 1949 and the parcel is zoned DC (Downtown Core District);
- The roughly 13,070-square-foot parcel at 415 W Gilman Street is developed with a seven-story, 110-unit apartment building (called *Master Hall*) which was originally constructed in 1966. It is zoned UMX (Urban Mixed-Use District);
- The parcel at 421 W Gilman Street is approximately 4,356 square feet in area and is developed with a three-story, four-unit apartment building which was originally constructed in 1905. It is zoned UMX;
- The roughly 9,190-square-foot parcel at 425 W Gilman Street is completely paved and is occupied by a roughly 28-stall private parking lot which serves the adjacent buildings. It is zoned UMX; and
- The parcel at 433 W Gilman Street is approximately 7,280 square feet in area is developed with a four-story, 20-unit apartment building which was originally constructed in 1916. It is zoned UMX.

Surrounding Land Use and Zoning:

Northwest: Across W Gilman Street is 'The Hub' mixed-use development and various two- to four-story mixed-use and commercial buildings, all located in the Downtown Core (DC) District;

Northeast: A two-story, multi-tenant commercial building, zoned DC;

South and Southwest: 'The James', a 12-story mixed-use building with ground floor commercial and 348 units in the UMX (Urban Mixed-Use) District; and

Southeast: '420 West', a six-story, 80-unit apartment building, zoned PD (Planned Development) District.

Adopted Land Use Plans: The 2012 Downtown Plan includes the subject site and adjacent properties located north of W Gorham Street and University Avenue extending north of State Street in the "State Street" District. The Plan recommends that the subject site and nearby properties on both sides of Gorham-University be developed with Downtown Mixed-Uses. The Plan seeks to maintain and enhance the "unique," "vibrant," "special," and "intimate" character of the State Street District as the City's "premier" destination for shopping, dining, culture and entertainment by reinforcing the pedestrian-scale of the district and "human-scale" developments that promote synergy and interaction (Objective 4.2). Away from State Street, the recommendations for the district allows for some development of a larger scale to be considered along W Gorham Street and University Avenue.

The Comprehensive Plan as amended through 2024 recommends the subject site and surrounding properties for Downtown Mixed-Use (DMU).

Zoning Summary: The subject site will be zoned UMX (Urban Mixed-Use District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	39,258 sq. ft.
Lot Width	30'	297.44'
Front Yard Setback	0' or 5'	0' (*See Comment #54*)
Max. Front Yard Setback	10'	0'
Side Yard Setback	0'	5.0' north side yard 0' south side yard
Rear Yard Setback	10'	10.0'
Maximum Lot Coverage	90%	89%
Minimum Building Height	2 stories	8 stories/<88' 12 stories/<116' 16 stories/<172'
Maximum Building Height: See Downtown Height Map	6 stories/88 feet 8 stories/116 feet 12 stories/172 feet	8 stories/<88' 12 stories/<116' 16 stories/<172' (*See Comment #55*)
Stepback: See Downtown Stepback Map	15' stepback above 4 stories	15'-4" stepback at 5th floor

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	72
Electric Vehicle Stalls	10% EV ready: 7	3 EV installed 15 EV ready
Accessible Stalls	Yes	3
Loading	Not required	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (430) 1 guest space per 10 units (26) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 minimum) (458 total)	431 long-term 28 surface (459 total) (*See Comments #56 & #57*)
Landscaping and Screening	Yes	Yes (*See Comments #58 & #59*)
Lighting	Yes	No (*See Comment #62*)
Building Form and Design	Yes	Flex building (*See Comments #60 & #61*)

Other Critical Zoning Items	
Yes:	Urban Design (UMX Zoning District), Utility Easements, Barrier Free (ILHR)
No:	Historic District; Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, TOD Overlay

Tables Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including daily all-day Metro Transit service south of the site along University Avenue and W Johnson Street - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 373 Weekday and 165 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Project Description

The applicant is requesting approval to rezone the roughly 4,355-square-foot (0.1-acre) parcel at 411 W Gilman Street from DC to UMX and conditional uses to construct a sixteen-story, mixed-use building at 411-433 W Gilman Street. The proposed building will replace four buildings, including the one-story building at 411 W Gilman Street which contains a restaurant; the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street; the three-story, four-unit apartment building at 421 W Gilman Street; and the four-story, 20-unit apartment building at 433 W Gilman Street. The demolition of 411, 415 and 433 W Gilman Street also require Plan Commission approval due to findings of historic value for those structures by the Landmarks Commission. The applicant is also requesting approval of a Certified Survey Map (CSM) to combine the five underlying parcels into one lot.

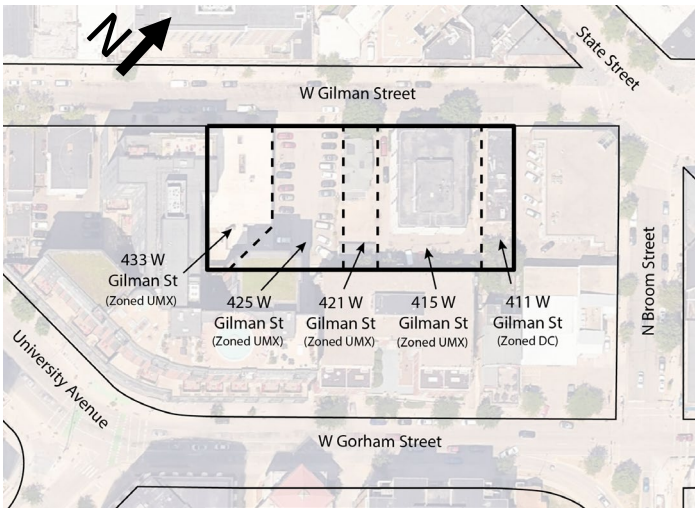


Image 1: The parcels proposed to be combined via Certified Survey Map (CSM) to form the subject parcel.

The roughly 0.9-acre site occupies roughly the central half of the southeasterly side of the block of W Gilman Street located between N Broom Street and N Frances Street. Following demolition of the four existing buildings, the applicant is proposing to construct a 16-story, mixed-use building with roughly 2,545 square feet of commercial space along W Gilman Street and 258 residential units on the floors above. Located along the building's W Gilman Street ground floor façade, the retail space will occupy the northeastern end; a roughly 6,000-square-foot lobby (with main entrance to residential units above) and fitness space will occupy the center half; and a historic display containing information about the history of the buildings which previously occupied the site (i.e. those proposed for demolition) will occupy the southwest end. Located in between the lobby space and historic display is the entry to the underbuilding parking as well as the trash room and bike parking. Thirty-eight automobile parking stalls will occupy the rear of the ground floor and a ramp at the northeast end will provide access to 34 stalls on the lower level. The applicant has clarified that none of the underbuilding automobile parking stalls will be for customers of the retail space but rather only for retail employees as well as the building's residents. A total of 459 bicycle parking stalls – for guests as well as building residents – are located in various locations on the same two levels as well as around the building's periphery.

The building's upper floors will include 258 apartments – four studios, 26 one-bedroom units, 93 two-bedroom units, 13 three-bedroom units, 37 four-bedroom units, and 85 five-bedroom units, for a total of 838 bedrooms. However, because 25 of the 1-bedroom units and 66 of the 2-bedroom units will be double occupancy, and three of the 3-bedroom units will contain a total of four beds, while the total number of bedrooms in the building will be 828, the total number of beds will be 986. As for amenities, besides the aforementioned fitness room on the ground floor, the second floor will contain a roughly 1,300-square-foot study room, while the twelfth floor will contain two large amenity rooms and a roughly 10,000-square-foot landscaped outdoor deck with pool. (One of the conditional uses triggered for this proposal is for this pool, which zoning classifies as *outdoor recreation*.)

The proposed building's massing is largely in response to the maximum building heights allowed by the Downtown Height Map (Sec 28.071(2)(a) of the Zoning Code) for the various areas of the site, as shown in Image 2 to the right. For the subject site, in the portion of the site at the north corner (shaded green in Image 2) which is limited to six (6) stories and 88 feet by Sec 28.071(2)(a), the applicant is proposing eight stories but at roughly 75 feet in height. For the middle portion of the site (shaded blue) which is limited to eight (8) stories and 116 feet, the applicant is proposing 12 stories but at roughly 105 feet in height. Finally, for the southwest portion of the site (shaded red) which is limited to twelve (12) stories and 172 feet, the applicant is proposing 16 stories but at roughly 156 feet in height.

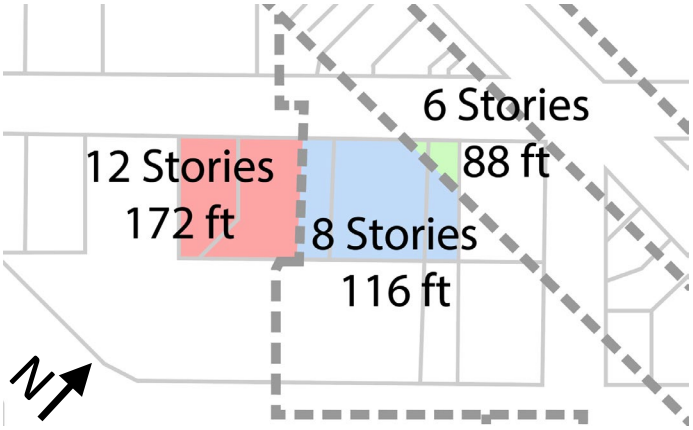


Image 2: Maximum Allowable Building Heights for the Three Areas of the Subject Site as Outlined in Table 28E-3 in Sec 28.071(2)(a) of the Zoning Code.

These additional stories would be allowed through the recording of a Land Use Restriction Agreement (LURA) which would guarantee that a portion of the beds on the additional floors would be provided at below market rates to students from households with low or moderate incomes for a specified period of time. Section 28.071(2)(a)2. Provides more information regarding the LURA requirements. Staff note that the LURA will require a separate approval process (requiring approval by the City Attorney, adoption by the Common Council, and execution and recording of the final document with the Dane County Register of Deeds) prior to the issuance of building permits for this project.

Zoning Staff have confirmed that the proposed building heights in the three areas shown in Image 2, as measured in feet, are all still below the maximums allowed by Sec 28.071(2)(a) of the Zoning Code. Furthermore, Zoning staff have also confirmed that the proposed building satisfies the 15-foot massing stepback above the fourth floor along W Gilman Street, as required by Section 28.071(2)(c) of the Zoning Code. Lastly, Staff note that all elements of the proposed building appear to be at least two feet below the Capitol View Preservation Height Limit.

Regarding exterior building materials, the building's lower four stories will be clad with a brown brick and the massing will step back at regular intervals to create four roughly 50-foot-wide masses along the W Gilman Street sidewalk. Grey medal paneling will be deployed in two of the recesses to further accentuate the modulation. Grey aluminum storefront systems will be used along the ground floor and a dark grey coping used at the top of the brick. In contrast to the heavier and darker materials cladding the lower four floors, those deployed on the upper floors – primarily glass and grey and white metal paneling – are lighter in color and appearance.

Staff note that the ground floor canopies which extend out over the public sidewalk, will need approval of a Privilege in Streets agreement. A condition requiring such an agreement has been recommended in the agencies conditions listed at the end of this report.

Analysis

The applicant is first requesting approval by the Plan Commission to demolish the structures at 411, 415 and 433 W Gilman Street. Next, they are seeking approval to rezone the parcel at 411 W Gilman Street from DC to UMX District to make it's zoning the same as the other parcels proposed to be combined into one via the proposed Certified Survey Map. In UMX zoning, any new building with greater than six stories requires conditional use approval by the Plan Commission following a recommendation by the Urban Design Commission using the Downtown Urban Design Guidelines. Additionally, the rooftop pool and deck, classified by Zoning as *outdoor recreation*, also requires conditional use approval.

Consistency with Adopted Plans

The 2012 Downtown Plan includes the entire proposed site and block as well as those to the northwest and northeast in the "State Street" District. The Plan seeks to maintain and enhance the "unique," "vibrant," "special," and "intimate" character of the State Street District as the City's "premier" destination for shopping, dining, culture and entertainment by reinforcing the pedestrian-scale of the district and "human-scale" developments that promote synergy and interaction (Objective 4.2). Away from State Street, the recommendations for the district allow for some development of a larger scale to be considered along W Gorham Street and University Avenue. The recommended height map (page 37) allows up to 12-story buildings to be built on this site.

The Downtown Plan emphasizes the importance of creating appropriately scaled buildings compatible with their surroundings. While the Plan established a Maximum Building Heights Map to create a more predictable development review process for new buildings scaled consistent with their surroundings, it also asserted the importance of topography, view corridors, the presence of historic resources, variety in building heights, and the scale of existing buildings in the vicinity in determining whether a new building may be constructed to the maximum height identified for a specific site or area. Since the adoption of the Downtown Plan, two buildings have been built nearby up to the twelve-story height limit on the Downtown Height Map, including The James, which adjoins the proposed building to the south. Another, The Hub, is located directly across W Gilman Street.

More recently, the subject site and surrounding properties are recommended for Downtown Mixed-Use (DMU) by the Comprehensive Plan as amended through 2024. The DMU land use category is used to delineate areas of the downtown that are outside the core of the downtown but are still appropriate for intensive mixed-use development. DMU areas are generally more focused on residential, retail, and service uses than areas recommended for Downtown Core (DC) by the Plan, but may also include some government and employment uses. Subject to the Downtown Plan height map, some DMU areas are appropriate for mixed-use development that can rival development intensities within DC areas. The Comprehensive Plan defers to the Downtown Plan for details on heights, mix of uses, ground floor uses, pedestrian friendly design, and other considerations that must be addressed for development in the DMU category.

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 Planning Division believes that the request to rezone the subject site to the UMX zoning district to facilitate construction of the proposed mixed-use building is consistent with the recommendations for the site in the Downtown Plan and Comprehensive Plan summarized above.

Demolition Standards

In February 2025, the Common Council adopted Ordinance 25-00010 (ID 86649) to change the demolition review process and approval standards. When a demolition application is submitted, it is first reviewed by the Landmarks Commission. The Landmarks Commission assigns Category A, B, or C to each principal building. Category A buildings have historic value based on architectural significance, cultural significance, or historic significance. Category B buildings have historic value, but the building itself is not historically, architecturally or culturally significant. Category C buildings have no known historic value. The demolition of a Category C building may be approved by the Director of Building Inspection. The demolition of a Category A or B building requires approval by the Plan Commission following a public hearing.

On January 12, 2026, the Landmarks Commission reviewed the demolition applications for the four existing buildings that occupy the subject site. While the Landmarks Commission found that the three-story, four-unit apartment building at 421 W Gilman Street had no known historic value (a Category C finding), it determined that the demolition of the three other structures were either Category A or B demolitions.

The Plan Commission shall not approve the demolition unless it finds that the two approval standards are met for each request.

Standard 1 states: *"Demolition of the existing building(s) is consistent with or will aid in the implementation of adopted plans or with the purpose statement of this section. The Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans."*

Per the discussion in the preceding subsection of this report, staff believe the proposed project is consistent with the City's adopted plans.

Standard 2 states*: "There are factors that are found to outweigh the public interest in preserving historic resources. Such a finding may include, but is not limited to:*

i. The building is found to be in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.

ii. If the building has historic value, the building has been so altered that it cannot convey its historical association or architectural significance.

iii. *There is a structural or fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern that supports demolition as provided in reports from the Madison Fire Department, Police Department, and/or Building Inspection Division."*

For each of the three requested demolitions, the Plan Commission should consider the report of the Historic Preservation Planner, the action and findings of the Landmarks Commission, and the City's adopted plan recommendations, to determine if it is possible to find the demolition permit approval standards met. If the Plan Commission were to approve the demolition permit, they must find and cite factors that outweigh the public interest in preserving historic resources, including, but not limited to, those listed in Standard 2 above. Staff note

that the construction that proposed building includes a significant amount of additional housing units, including a percentage of those units to be restricted as affordable and reflects the scale and intensity recommended in adopted plans. Conversely, if the Plan Commission finds that the standards are not met, it should detail its findings as well.

If the Plan Commission approves a demolition permit, it 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. Conditions may include plans to mitigate the loss of the building to include relocation, salvage of historic materials, adaptive reuse of portions of existing structures, interpretive installations at the site, or other creative mitigation measures.

Further information on each building is summarized below.

411 W Gilman Street

For the one-story commercial building at 411 W Gilman Street, which currently contains a restaurant, the Landmarks Commission recommended a Category B finding "*for historic value related to being the first location for the Rocky Rococo pizza company, but the building itself is not architecturally or historically significant.*" The motion on the finding passed on a 6-1 vote (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91233.

In its Category B finding, the Landmarks Commission recommended no conditions regarding reuse of or historic documentation for 411 W Gilman Street. Staff also note that, according to City historic records, there have been changes to the storefront over time. In regards to this building's condition, the Planning Division staff is unaware of any evidence that the building is in deteriorated condition and further, or that there are structural or fire hazards, unlawful uses, or public nuisances present on the property.

415 W Gilman Street

For the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street, the Landmarks Commission recommended a Category A finding "*for its significant Brutalism Expressionism architecture, intact quality, significance related to the social context of Madison, and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*" The motion on the finding passed unanimously (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91234.

The cubic building constructed of reinforced concrete was designed by Milwaukee-based architect Jordan Miller and constructed in 1965. The staff report to the Landmarks Commission for this proposed demolition notes "*This Brutalist-style building with its Expressionist cube forms is unique in Madison. The building was constructed in a time when there was a boom in student population in Madison. Most of the new private dormitory buildings were very simple buildings whereas this building had cutting-edge design. […] Brutalist architecture in Madison is typically found on the public buildings constructed at the time, whereas this was a private dormitory.*" Staff also notes the 2021 article about the building and its history written by Michael Bridgeman.

The report submitted by the applicant which was drafted by the private consultant firm Legacy Architecture, discusses possible mitigation measures. It notes, "*Mitigation approaches that reuse, recycle, or recreate elements of the building into a new one seem difficult, given the structure of the building. Reinforced concrete cannot really be extracted and reused in its place or moved. Rather, an approach of recognition rather than direct preservation may be appropriate, similar to how certain federally funded projects under Section 106 guidance will record, study, and honor a historic property being removed. This can take the form of written and photographic documentation or the installation of a memorial, like a historic marker, plaque, or wall text, and images integrated into the new design, including, specifically in this case, some recognition of Master Hall's unique expressionist brutalist design.*"

Staff note that a landmark nomination to make the Master Hall a designated Madison Landmark has been recently submitted by the Madison Trust for Historic Preservation and is currently under review by City Staff – it will be first reviewed by the Landmarks Commission who will make a recommendation to Council, the ultimate approving body. That said, the current redevelopment proposal should be evaluated based on the city standards that were in place when it was submitted (i.e. before this landmarks nomination was received).

Staff is unaware of any evidence that the seven-story multi-family dwelling is in deteriorated condition or that structural or fire hazards, unlawful uses, or public nuisances are present on the property. Staff are also unaware of any additions or substantial modifications to the structure over the years which would impact the historic integrity.

433 W Gilman Street

For the four-story, 20-unit apartment building at 433 W Gilman Street, the Landmarks Commission recommended a Category A finding "*for its architectural significance and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*" The motion passed unanimously (see the meeting report for more information on the motion and deliberation). Full information on the Landmarks Commission review of the demolition may be found in legislative file ID 91236.

The staff report to the Landmarks Commission for this proposed demolition notes, "*This building, known as the Stratford Apartments, was constructed in 1914 as an apartment building and originally served as student and workforce housing. The Prairie-style apartment building is a rare remaining resource. The City identified this building as a potential landmark in the 2012 Downtown Plan for its architectural significance*." Staff note that while several of the building's elements such as the entryway and brick masonry are all intact, the building has also undergone several alterations over the years, both on the exterior (for example the central windows of the W Gilman Street façade have been replaced with wooden painted panels) and on the interior (the various residential units have been divided and combined numerous times depending on market demands).

The report of the structure and its history which was drafted for the applicant by the private consultant firm Legacy Architecture, discusses possible mitigation measures. It notes, "*A mitigation approach of recognition rather than direct preservation may be appropriate, similar to how certain federally funded projects under Section 106 guidance will record, study, and honor a historic property being removed. This can take the form of written and photographic documentation, the installation of a memorial, such as a historic marker, plaque, or wall text, and images integrated into the new design*."

Staff is unaware of any evidence that the five-story multi-family dwelling is in deteriorated condition or that structural or fire hazards, unlawful uses, or public nuisances are present on the property. Despite several modifications, both on the exterior as well as interior, over time to the building (as noted above), the building has nevertheless been identified over the years as a potential landmark, such as in the 2012 Downtown Plan (see Page 87).

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.

Section 28.183(6), M.G.O. lists sixteen approval standards, of which not all are applicable to every conditional use. For this request, Conditional use standards 1–6 and 8 are applicable. Standards 7, 9, 10-16 do not apply. Staff believes that the Plan Commission can find standards are met and this report provides additional staff analysis regarding standards 2,3,5, and 8. Though if any of the demolitions are not approved, plans would need to be revised and the conditional use standards, including 8, may not found to be met without revisions. Staff provide the following discussion:

Standard 2 states:

> *"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."*

City Engineering has submitted several conditions related to necessary infrastructure-related considerations. Planning staff believes upon meeting these conditions, this standard could be found met.

Standard 3 states:

> *"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."*

Planning Staff is recommending a condition requiring the applicant to submit a Management Plan. Planning staff believe upon meeting this condition, this standard could be found met.

Standard 5 states:

> *"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 note that Parking Staff are requiring a Transportation Demand Management Plan to be reviewed and approved and Traffic Engineering Division has requested commercial delivery and waste removal plans for review as conditions of approval. With these conditions, Planning staff believe this standard could be found met.

Standard 8 states, in part:

> *"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."*

Staff note that prior to approving a conditional use for any new building in the UMX zoning district proposed to contain more than six stories, the Zoning Code requires that the Urban Design Commission provide a recommendation to the Plan Commission on conformity to the design standards in the Downtown Urban Design Guidelines. The Urban Design Commission reviewed the project at its March 4, 2026 meeting and recommended that the proposed building met the guidelines subject to condition that the planters along W Gilman Street could be used more sparingly, removing them from the locations where they are in close proximity to the entries. More information on the UDC review of the project may be found here (ID 89582). Staff note that the applicant made substantial improvements to the design of the building in response to the feedback received from the UDC at their January 21, 2026 meeting, which involved achieving greater continuity of the detail of and design between the four 4-story masses along W Gilman Street; a relocation and redesign of the garage entry; a redesign of the Gilman Street frontage to soften the hardscape areas, among others.

With the Urban Design Commission's advisory recommendation, staff believe that the Plan Commission may find that Standard 8 is met and recommends that the UDC condition of approval be made part of its approval of the conditional use for the project.

However, staff note that if any of the requested demolition permits associated with this request are not approved, the subsequent level of design and redesign required for the proposal will be such that Staff believe the Plan Commission would not be able to find standard 8 to be met and the Plan Commission would need to consider placing the request on file or referring the project design to a future meeting, as well as a future UDC meeting, to review said design changes.

Supplemental Regulations

Section 28.151 of the Zoning Code includes the following supplemental regulations for 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.

The applicant will be required to submit a management plan to be reviewed and approved by Planning, Zoning and Traffic Engineering staff prior to final sign-off. Given that this management plan will cover the regulations listed above, Staff believe the Supplemental Regulations can be found met.

Criteria for Certified Survey Map

Finally, the Plan Commission may find that the proposed one-lot Certified Survey Map to combine the underlying lots that comprise the subject parcel meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report.

Public Input

At time of writing, Staff have not received any public comments regarding this proposal.

Conclusion

The applicant proposes to construct a sixteen-story, approximately 163-foot-tall mixed-use building containing 2,544 square-feet of first floor commercial space and 258 multi-family dwelling units on a 0.9-acre parcel located at 411-433 W Gilman Street. The parcel at 411 W Gilman Street will need to be rezoned from the DC to UMX District to match the zoning of the rest of the parcels. The development also requires approval of conditional uses by the Plan Commission for a building containing more than six stories and for accessory outdoor recreation for a pool and roof deck on the twelfth floor. Staff believes that the proposed zoning district is consistent with the recommendations for the "State Street" District in the 2012 Downtown Plan and the Downtown Mixed-Use land use category in the 2024 Comprehensive Plan.

The proposed building will replace four structures. The first, a three-story, four-unit apartment building at 421 W Gilman Street, was found by the Landmarks Commission to have no known historic value and can be administratively approved. However, the Landmarks Commission determined that the demolition of the three other structures had some level of historic value (either category A or B) and require Plan Commission consideration.

Located at 411 W Gilman Street is a one-story commercial building which currently contains a restaurant, and was previously the first location of the Rocky Rococo pizza company. During its review of the demolition of the commercial building, the Landmarks Commission found that the building has historic value "*for historic value related to being the first location for the Rocky Rococo pizza company, but the building itself is not architecturally or historically significant*" – a Category B finding.

The next two buildings – the seven-story, 110-unit *Master Hall* apartment building at 415 W Gilman Street and the four-story, 20-unit Stratford Apartments building at 433 W Gilman Street – were recommended by the Landmarks Commission to have a Category A historic value. For the 415 W Gilman Street Master Hall building, the Commission found the (a) historic value "*for its significant Brutalism Expressionism architecture, intact quality,*

significance related to the social context of Madison, and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings." For the 433 W Gilman Street Stratford Apartments building, it found the (a) historic value "*for its architectural significance and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings.*"

Considering the recommendations of the Landmarks Commission, especially for 415 and 433 W Gilman Street, the Planning Division cannot definitively conclude the demolition standards are met. In order for the Plan Commission to approve any of the demolitions, it shall find that the standards in Section 28.185(6)(c) are met. The Plan Commission should consider the reports of the Historic Preservation Planner, the actions of the Landmarks Commission, and the City's adopted plan recommendations, to determine if it is possible to find the demolition permit approval standards met. If the Plan Commission were to approve the request, they would need to find and cite factors that outweigh the public interest in preserving historic resources. Conversely, if the Plan Commission finds that the standards are not met, it should detail its findings as well. If the Plan Commission does approve the requested demolition permit, Staff has recommended conditions requiring the applicant to document the exterior of the building, through photographs and measured drawings, prior to demolition, a measure which may partially mitigate any loss of historical character or value.

Regarding the conditional use requests, Staff believes, with the conditions of approval recommended by reviewing agencies that the Plan Commission can find the approval standards met. However, staff note that the submitted plans are based on the demolitions being approved. Should any of the demolitions not be approved, significant changes to the plans would be necessary, which would impact whether the conditional use standards could be met as discussed in this report. Finally, staff believe the Plan Commission believe that the land division standards can be found met.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends the following to the Plan Commission regarding the applications for 411-433 W Gilman Street:

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 415 W Gilman Street, the Plan Commission should place the demolition permit request on file;
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 433 W Gilman Street, the Plan Commission should place the demolition permit request on file;

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, that the Plan Commission finds that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed building at 411-433 W Gilman Street. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 411, 415 and 433 W Gilman Street, the Plan Commission should refer the conditional use requests to a future meeting to allow the applicant an opportunity to make the necessary changes to accommodate the 411, 415 and 433 W Gilman Street buildings in the proposal;
- That the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00742, rezoning 411 W Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission forward the Certified Survey Map to combine 411, 415, 421, 425 and 433 W Gilman Street into one lot to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning **below** for the land use requests, and on **page 26** for the CSM.

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

Planning Division (Contact Chris Wells, cwells@cityofmadison.com (608) 261-9135)

1. That the applicant shall submit a management plan in the format provided by the Zoning Administrator detailing resident move-in and move-out arrangements, trash pick-up, and delivery operations for review and approval by the Zoning Administrator, Director of the Planning Division, and Director of Traffic Engineering or their assigns prior to final approval of the project and issuance of permits for the new building.

2. Prior to final approval of the plans for the proposed building, the plans shall be revised to provide height dimensions on all sides of the building as measured from the highest point of the site. The height in feet of the proposed building shall comply with the Downtown Height Map and related provisions in Section 28.071(2) of the Zoning Code, as confirmed by the Zoning Administrator.

3. That, prior to the issuance or permits to raise the structure, the exterior of the building at 415 W Gilman Street be professionally documented through photographs and measured drawings and submitted for review and approval by the City's Preservation Planner.

4. That, prior to the issuance or permits to raise the structure, the exterior of the building at 433 W Gilman Street be professionally documented through photographs and measured drawings and submitted for review and approval by the City's Preservation Planner.

Urban Design Commission (Contact Jessica Vaughn, UDC Secretary, (608) 267-8740)

5. As per the recommendation by the Urban Design Commission on March 4, 2026:

   - That the planters along W Gilman Street could be used more sparingly, removing them from the locations where they are in close proximity to the entries.

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

6. As a result of the significant increase in wastewater flow from the planned development, the developer will be required to install offsite sanitary sewer as a condition for development. Applicant will be required to provide projected wastewater flows to Mark Moder, mmoder@cityofmadison.com, so that the new sewer can be properly sized for the new development.

7. The site accepts water in and along the rear of the building. The site shall be designed to accommodate existing drainage patterns.

8. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

9. Reconstruct sidewalk, terrace, curb, gutter, and pavement along W Gilman Street to a plan as approved by City Engineer.

10. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

12. Provide the City Engineer with the proposed earth retention system plan to be used for the site. The earth retention system plan must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)

13. 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. The procedures and fee schedule is available online at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 35.02(14))

14. Obtain a permit to plug each existing storm sewer. This permit application is available on line at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 37.05(7))

15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

17. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

18. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.

19. The property is adjoining closed Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) sites (#03-13-561429 HUB AT MADISON, 02-13-206378 JOHNSON HOUSE, 03-13-001634 MULLINS PROPERTY, and 03-13-521331 GREAT DANE DEVELOPMENT). If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.

20. 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. (POLICY AND MGO 10.29)

21. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))

22. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

    Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html

    This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

    This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

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

23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.

    The Storm Water Management Plan & Report shall include compliance with the following:

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

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

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

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

24. 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).

25. The site plan identifies potential conflicts for underground utilities. ULOs (Utility line openings) will be required prior to the installation of any storm or sanitary lateral serving the site. The Developer shall be fully responsible for identifying conflicts and modifying their designs to fit the site prior to the start of the utility work. (NOTE)

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

26. The Site Plan A-003 indicates a possible frost wall or awning encroaching into the West Gilman right-of-way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.

27. Provide clear proof of title/ownership remaining portion of Lot 4 of Block 39 of the Pritchette Plat of Madison the Capitol of Wisconsin (Original Plat of Madison). A portion of the proposed development and current land division includes these lands but the ownership/title is not clear.

28. The proposed new building crosses an underlying platted lot line. Complete the pending concurrent Certified Survey Map (CSM) application to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.

29. The Access easements per Document Nos. 507481 and 5680026 over portions of Lots 6 and 5 of Block 10 of University addition of Madison that will be displaced by the proposed building shall be released by separate document. If any release is required prior to recording the concurrent CSM, acknowledgement of the release and document number shall be noted on the face of the CSM.

30. 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 concurrent CSM. Note there are overhead lines present along the midblock line that may have existing rights. Coordinate with the utility companies serving this area to confirm any existing rights they may have

31. The address of the proposed apartment building is 427 W Gilman St. Additional addresses will be determined when floor plans are received.

    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.

32. 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 per floor unit matrix for apartment buildings.

    The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning.

    The final approved Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

    Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

    For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

33. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear. Applicant shall ensure a minimum of 7’0” vertical height clearance for residential parking stalls.

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 designs shall conform to the standards in MGO Section 10.08(6).

38. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

39. 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. The applicant shall work with Traffic Engineering on reducing the width of the curb cut as much as possible.

40. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. Terrace shall be restored and paved with concrete.

41. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.

42. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

43. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turnaround area ten (10) to twelve (12) feet in width and signed with a “No Parking Anytime.”

44. The applicant shall provide a clearly defined 5’ walkway from their entrance to the public sidewalk clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

45. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

46. The applicant shall demonstrate use of loading zone with turning template

47. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process.

48. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and limited access to the Public Right-of-Way on West Gilman Street will be granted for construction purposes. Other construction projects on this block of West Gilman Street may be taking place at the same time, applicant shall coordinate work to ensure access to neighboring sites and public access. Provide a detailed construction plan to Traffic Engineering for review prior to final signoff.

49. Note: The applicant is encouraged to provide 120V power at bike parking stalls for resident's E-Bikes

50. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

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

51. The applicant shall be required to compensate the Parking Utility for the net present value of the twenty year revenue stream for each metered parking stall removed as a result of this project. The current compensation rate is $44,331 per metered stall removed.

52. The applicant shall submit a Transportation Demand Management (TDM) Plan for the project to tdm@cityofmadison.com. Submittal and approval of a TDM Plan is required, per MGO Section 16.03. Applicable review fees will be assessed after the TDM Plan is reviewed by staff.

53. Per Section MGO 12.138(14), residents of the development project would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

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

54. Show the distance between the curb face and property line to verify the front yard setback requirement. The front yard setback is 0 if the distance between the curb and property line is equal to or greater than 15 feet. A no-build easement may be used to achieve the 15 foot distance. If the distance between the curb and property line is less than 15 feet, the front yard setback is 5 feet.

55. The applicant proposes to exceed the maximum number of stories (6 stories/88 feet, 8 stories/116 feet, 12 stories/172 feet). Per Section 28.071(2)(a)2., buildings with a voluntary contractual Land Use Restriction Agreement ("LURA") with the City of Madison to provide income and rent-restricted dwelling units or bedrooms in a dwelling unit ("affordable units") may exceed the maximum number of stories, provided the building remains at or below the maximum height in feet in Table 28E-3. Provide Zoning staff with a copy of the recorded LURA.

56. Bicycle parking for the commercial tenant space shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance.

57. Show the dimensions of the bicycle stalls and the access aisles within the bicycle storage areas. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide details of the proposed bike racks including any vertical or wall mount bike racks.

58. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

59. Provide landscape details for the courtyards and rooftop patio.

60. Show the height and width of the parking garage opening. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

61. Provide details showing that the building façades meet the door and window opening requirements of Section 28.071(3)(e). For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area. Ground story window and door openings for residential uses shall comprise a minimum of fifteen percent (15%) of the façade area. Upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

62. Exterior lighting shall be provided in accordance with City of Madison General Ordinances Section 29.36. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.

63. Prior to final sign off and the issuance of permits, the applicant shall submit a management plan on the form provided by the Zoning Administrator. The management plan shall be approved by the Planning Division Director and Zoning Administrator (or their designees) prior to final approval.

64. Work with Zoning staff to establish a project completion date. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval.

65. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

66. MG&E Transformer Vault would be considered part of the building based on egress, etc. through the building. That room shall comply with all code requirements which may include detection systems, sprinklers, control of HVAC system on smoke control panel, etc.

67. Based on building height, fire service access elevators will be required.

68. The courtyard conceptual rendering appears to show a fire feature. Based on the courtyard size they would not be allowed as they need to maintain a minimum distance of 10' from any openings, and 5' from any combustibles per MGO 34.308.

69. Document fire access plan showing compliance with the 2024 IFC and MGO 34.

Parks Division (Contact Emma Krug, (608) 263-6850)

70. Park impact fees are due and payable prior to building permit or early start permit issuance. Contact parkimpactfees@cityofmadison.com.

71. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25082. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

72. Low-cost housing is exempt from Park Impact Fees. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.

73. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). A low-cost housing certification from the Community Development Division is required for Park Impact Fee exemptions. For projects that do not receive funding from the Community Development Division, a Land Use Restriction Agreement (LURA) with the Parks Division is required. If a Parks-LURA is required, requests can be emailed to parkimpactfees@cityofmadison.com

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

74. There is a connection fee of $2,242.00 associated with this property that will need to be paid prior to connecting to the existing water service.

75. 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, 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 and 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 Bradley Hofmann, (608) 267-4908)

76. 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.

77. 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.

78. 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 whose 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.

79. City Forestry will issue a street tree removal permit for two 4-inch diameter trees: an elm along W Gilman Street and the coffeetree along N Frances Street due to construction conflicts. The contractor shall contact City Forestry at (608) 266-4816 to obtain permits. Add as a note on both the demolition and street tree plan set.

80. City Forestry will issue a street tree removal permit for four trees 7"-22" diameter for construction conflicts: 8" Pear, 6" Elm, 22" White Ash, & 7" Pear. City Forestry will remove a 2" Coffee tree due to poor condition. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.

81. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The 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.

82. 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. Tree protection specifications can be found on the following website: https://www.cityofmadison.com/business/pw/specs.cfm Add as a note on the site, grading, utility, demolition and street tree plan sets.

83. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/business/pw/specs.cfm) addresses soil compaction near street trees and shall be followed by 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.

84. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.

85. 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.

86. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.

87. 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 (website: https://www.cityofmadison.com/business/pw/specs.cfm) - 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.

88. On this project, the installation of a pavement support system (Silva Cell ®, GreenBlue® or equivalent as approved by city) surrounding tree grate locations is required where the terrace is concrete. The Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations before support system installation. Add as a note on both the site and street tree plan set.

89. No later than five business days prior to forming concrete and constructing tree grate sites, the Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations. The Contractor will be required to obtain the grate, matching frame and/or tree guard. Tree grate type and matching frame: Neenah 4x8 (R-8815-A). Tree guard Neenah (R-8501-4818). Add as a note on both the landscape and street tree plan set.

90. Tree grates are the property of the City of Madison. The Contractor shall contact City Forestry at (608) 266 4816 to schedule delivery of salvaged tree grates to City Forestry facility. Add as a note on the demolition and street tree plan set.

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

91. Metro Transit operates daily all-day transit service along University Avenue and West Johnson Street adjacent and near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day rapid transit service along University Avenue and West Johnson Street near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

92. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 373 Weekday & 165 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Assessor's Office (Contact Carlos D. Aguilar Velin, (608) 267-8791)

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 Gretchen Aviles Pineiro, (608) 266-4089)

1. NOTE: Any development on this site will be required to accept and accommodate existing private drainage onto the site from the East.

2. 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. Please contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

3. 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.

4. 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)

5. There has been no title work provided showing who owns or has title to the remaining portion of Lot 4 of Block 39 of the Pritchette Plat of Madison the Capitol of Wisconsin (Original Plat of Madison) provide clear proof of title/ownership to include these lands with the CSM.

6. Show the Access Easements per Document no. 1693157, 507481 and 5680026 over portions of lots 6 and 5 of block 10 of University addition of Madison on the face of the CSM. Or if they are being released provide the recorded release for these documents prior to CSM sign off. All easements and agreements of record shall be shown on the CSM unless released.

7. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final CSM. Note there are overhead lines present along the midblock line that may have existing rights. Coordinate with the utility companies serving this area to confirm any existing rights they may have.

8. Provide for review all support documents for the title work provided. no supporting documents were provided with title work and there may be additional comments when all items have been received as required in the Land Division application. Adverse possession documents No. 2068132, 2068133, 2068133, 2069707 2069708 2082151, 2082152 2082153 2664143 and 2667424 along with all of the other documents have not been provided an may have to be listed on the CSM as affecting this property.

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 must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Jule Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.

10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

11. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

12. On sheet 2 of 7 of the CSM the overall section line is shown as 2662.37 which is not equal to the sum of the two sub distances as shown 2247.34'+232.64' = 2479.98'. Show the assumed missing 182.39'

13. Show the "Recorded as" bearing for CSM 14091 along the Southeasterly line of the parcel. Show the "Recorded as" bearing of N 45? W from the Prittchette Plat of Madison for W Gilman Street.

14. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

    a) Right-of-Way lines (public and private)

    b) Lot lines

    c) Lot numbers

    d) Lot/Plat dimensions

    e) Street names

    f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

    NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

This agency has reviewed the request and recommended no conditions of approval for the CSM. A TDM Plan is required for the conditional use request (see section above).

Parks Division (Contact Emma Krug, (608) 263-6850)

15. This agency has reviewed the request and recommended no conditions of approval. The following note should be included on the CSM: “LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.”

16. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25082. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

Office of Real Estate Services (Heidi Radlinger, (608) 266-6558

17. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.

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

    The City and 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.

18. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees shall be included following the Owner's Certificate.

19. 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.

20. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

21. 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.

22. The lands within the CSM boundary are located within TID 50, a Tax Incremental Financing District. 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 jgromacki@cityofmadison.com or Dan Rolfs at drolfs@cityofmadison.com.

23. As of the date of this letter real estate taxes are paid for the subject properties. Per 236.21(3) Wis. Stats. and 16.23(4)(f)(3) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.

24. As of the date of this letter special assessments are reported on all parcels. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

    Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to Real Estate via email to Heidi Radlinger 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 (6/4/2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

25. The owner shall email the document number of the recorded CSM to Heidi Radlinger when the recording information is available.

The following agencies reviewed the request and recommended no conditions of approval:

Planning Division, Traffic Engineering, Zoning, Fire Department, Water Utility, Assessor's Office

City of Madison

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

Master

File Number: 91514

File ID:	91514	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	01/09/2026
File Name:	CSM - 5555 Odana Rd & 5534 Medical Cir			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).

Notes:

Sponsors: Planning Division

Effective Date:

Attachments: CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Staff Comments.pdf, 030626_CC_public_comments.pdf, 031026_CC_public_comment.pdf, Locator Maps.pdf, Conditional Approval Letter.pdf, Link to Demo File 91459, Link to Cond Use File 91512

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	01/09/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (3/2/26), Common Council (3/10/26)					
1	COMMON COUNCIL	01/27/2026	Refer	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	03/02/2026	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24 Common Council) pending a recommendation by the Urban Design Commission on the related conditional use request (ID 91512). The motion passed by voice vote/ other.					
1	COMMON COUNCIL	03/10/2026	Re-refer	PLAN COMMISSION		03/16/2026	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

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

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

Text of Legislative File 91514

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 BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).

Body
WHEREAS a Certified Survey Map of property owned by 5555 Odana Road and 5534 Medical Circle, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: BHP LLC Representative, if any: _____

Street address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Firm Preparing Survey: JSD PROFESIONAL SERVICES Contact: TODD J. BUHR

Street address: 507 W VERONA AVE City/State/Zip: VERONA, WI 53593

Telephone: 608-893-0103 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 5555 ODANA RD AND 5534 MEDICAL CIR

Tax Parcel Number(s): 070930302991 AND 070930302066

Zoning District(s) of Proposed Lots: CC-T School District: MADISON METRO SCHOOL DIST

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1	N/A	2.384
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: TODD J. BUHR Signature: Todd J. Buhr

Date: 12-12-2025 Interest In Property On This Date: 12-12-2025

January 5, 2026

Mr. Colin Punt
Planner
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent- 5555 Odana Road & 5534 Medical Cricle Land Use Application

Mr. Punt:

Odana Apartments, LLC c/o Bear Development, LLC ("Bear") is pleased to submit this Land Use Application for our proposed project at 5555 Odana Road and 5534 Medical Circle. This application package includes the required development plans, LND-A, LND-B, Demolition Permit Application / Landmarks Review, Urban Design Commission, and Subdivision/CSM applications (please note that the Subdivision/CSM application for this project was submitted by JSD on December 15, 2025 under separate cover, however it should be reviewed in tandem with balance of the applications listed above).

Introduction:

Bear is proposing to acquire and redevelop 5555 Odana Road and 5534 Medical Circle into a mixed used development. The development will include two mixed-use buildings, one five-story and one six-story, containing a total of 227-dwelling units, and approximately 7,745 square feet of commercial space. The existing, commercial buildings and site improvements will be demolished as part of the project, and we anticipated starting construction in July 2026. 5555 Odana Road is approximately 1.80-acres, and 5534 Medical Circle is approximately 0.58 acres totaling 2.38 acres for the development site. The site has frontage on Odana Road and Medical Circle.

The proposed unit mix consists of 186 one-bedroom units and 41-two-bedroom units. On-site parking includes 75 surface stalls and 133-structured parking stalls. The building includes several resident amenities such as a co-working space, community room, fitness center, on-site management office, resident storage lockers and a dedicated bike storage area. The northern building along Odana Road will contain 1,300 SF of commercial space, and the southern building along Medical Circle will contain 6,445 SF of commercial space.

Project Team:

Applicant/Developer:
Odana Apartments, LLC
c/o Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Civil Engineer/Landscape Architect/Surveyor:
JSD Professional Services, Inc.
161 Horizon Dr Suite 101
Verona, WI 53593
Contact: Kevin Yeska
Phone: 608-609-6794
Email: Kevin.Yeska@JSDinc.com

Architect:
JLA Architects
800 W Broadway, Suite 200
Monona, WI 53713
Contact: Patrick Terry
Phone: 608-442-3823
Email: Pterry@jla-ap.com

Project & Site Details:

- Parcel ID: 251/0709-303-0299-1 / 251/0709-303-0213-1 / 251/0709-303-0216-5 & 251/0709-303-0206-6 (the Odana Road parcel has multiple PINs due to existing condo plat which will be removed)
- Zoning: Commercial Corridor- Transitional (CC-T)
- Land Use: Community Mixed-Use (CMU) & Employment (E)
- Urban Design District: Urban Design District 3
- Aldermanic District: District 19
- Neighborhood: NA
- Business Association NA
- Lot Area: 103,672 SF / 2.38 Acres
- Building Gross Square Footage: 273,643 SF
- Building Height: 5-stories and 6-stories
- Dwelling Units: 227 units
    - 1 Bedrooms: 186 units
    - 2 Bedrooms: 41 units
    - Density: 95.4 units / acre
- Parking Stalls: 209 stalls (75 Surface / 134 structured)
    - EV Ready: 42 stalls
    - EV Installed: 7 stalls
- Bike Parking: 265 stalls
    - Long-Term 241 stalls
    - Short-Term 24 stalls

Requested Approvals:

Conditional Use Permit: the property is zoned CCT; per table 28D-2 of the Zoning Ordinance a Conditional Use Permit is required for mixed-use buildings with >60 units. Building A is six stories; per 28.067 3D of the Zoning Ordinance, a Conditional Use Permit is required for building heights >5 stories and approval to exceed 5-stories is being requested.

Demolition Permit: we are requesting approval of a Demolition Permit to raze the existing commercial buildings on site, which would be done as part of the overall construction of the newly proposed mixed-use buildings. The site was filed on the City's Demolition List Serv on December 5, 2025. The development team does not believe that the either of the buildings have historic relevance.

Urban Design Commission: the property is in Urban Design District 3 therefore we are requesting the Urban Design Commission review the plans as part of this Land Use Application. Prior to submission of the full Land Use Application, Bear made an informational presentation to the Urban Design Commission on September 17th, 2025.

Subdivision / CSM: the site is currently two single tax parcels and we are requesting the approval of a Certified Survey Map to combine the lots. The existing condominium plat on the 5555 Odana Road parcel will be terminated by the current owner prior to the start of the project.

Proposed Meeting Schedule:

- Application Submittal January 5, 2026
- Landmarks Commission February 9, 2026
- Urban Design Commission (initial & final) February 18, 2026
- Planning Commission March 2, 2026
- Common Council March 10, 2026

Project Phasing & Schedule:

Demolition of the existing buildings and construction of the proposed buildings will start at the same time with Building B along Medical Circle currently anticipated to be completed first and Building A along Odana Road to be completed second. Construction/demolition is expected to commence in July 2026 and is anticipated to be completed in the third quarter of 2028.

City & Neighborhood Input:

During the pre-submittal process the development team met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- Bear has consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- Urban Design Commission- The development team gave an informational presentation to the UDC on September 17, 2025.
- Aldermanic, Neighborhood, and Business Association Outreach- Bear has provided all necessary notice emails for the approvals requested in this application. The sites are not located in a Neighborhood Associate or Business Association. District 19 Alderman gave an all-district neighborhood meeting on October 21, 2025 which included a project overview for the development. Additionally, direct outreach has been made to the immediate neighbors of the project site, which are all commercial or multifamily uses.

Management / Operating Plan:

The project will be financed primarily with Tax-Exempt Bonds and 4% Low-Income Housing Tax Credits issued by WHEDA. All 227 dwelling units will be rent- and income-restricted with an average AMI not to exceed 60%, which will be evidenced by a Land Use Restriction Agreement. Bear, via Odana Apartments, LLC will be the long-term (minimum 15-years) owner. Bear will be responsible for asset management of the property and Bear Property Management, Inc. (part of the Bear Real Estate Group of Companies) will handle day-to-day property management activities. Construction of the project will be managed by Construction Management Associates, Inc. (also part of the Bear Real Estate Group of Companies).

A detailed management plan can be provided upon request.

Public Subsidy:

Bear has requested Tax Incremental Financing (TIF) assistance for the project. A new TID will be created specific to the project, and we have completed the City's "free look" process and have been working closely with staff on the approval process.

Reuse & Recycling Plan:

Bear acknowledges that approval of a Reuse & Recycling Plan will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Transportation Demand Management Plan:

A Transportation Demand Management (TDM) Plan has been provided with this application.

Tree Report:

A Street Tree Report has been provided with this application.

Stormwater Report:

Bear acknowledges that a Stormwater Management Report will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Urban Design District 3:

An informational presentation to Urban Design Commission took place on September 17, 2025. The building received favorable. Notable items that were discussed include:

Pedestrian Connectivity Enhancements

We have addressed the Commission's concerns regarding pedestrian connectivity between Odana Road and Medical Circle. A new ground-level sidewalk connection now links these two roads, significantly improving walkability. While grading remains a challenge due to the approximately 18-foot topographic drop from north to south, the proposed design carefully optimizes this terrain to ensure connectivity and safety.

Building Articulation and Material Transitions

We have incorporated the Commission's feedback to refine the building's architectural expression:

- Accent Colors: Excessive use of accent colors has been eliminated, while preserving the building's character and original design intent. The exterior architecture continues to reflect the interior spatial organization authentically.
- Material Transitions: Previous concerns about material changes occurring on the same plane have been resolved. All material transitions now include a minimum 4-foot depth variation, creating a more dynamic and visually engaging façade. Vertically, materials transition from masonry at the lower levels to cementitious panels above, highlighted by a distinctive concrete banding.
- Ground-Level Transparency: Street-facing edges have been designed to maximize transparency, enhancing pedestrian engagement. This creates a clear distinction between the active ground level and the residential levels above, which feature more traditional punched openings.
- Roofline Articulation: The roof level incorporates varied parapet heights to provide visual interest while maintaining the minimalist, contemporary design intent.

An explanation of how the proposal addresses each of the required design criteria is below:

- Public Right-of-Way: Public rights-of-way will include appropriate trees and shrubs and provide a degree of visual continuity per UDD 3.
- Off-Street parking is structured within the building footprint in the lower-level and ground level garages and compliant with UDD 3. Surface parking is situated throughout the site and screened by landscaping in most locations.
- Signs: Sign plans need to be developed but will conform to Madison Ordinances and be integrated with the architecture of the building per UDD 3 requirements.
- Building Design / Relationships: Design is consistent with UDD 3 requirements. Exterior building materials are low maintenance and harmonious with the neighborhood. Street facing building facades have been broken up or oriented to reduce the massing per UDD 3 requirements. A section of the building on the west side adjacent to the multi family has been distanced to further break up the façade and create

separation. Balconies are included to further create variation in the building's façade. The development will be high-quality that creates and sustains long-term economic vitality.

- Lighting: A full lighting plan has not been developed but will comply with UDD 3 requirements.
- Landscaping: The landscape design is functional decorative, and is used to enhance the design of the site as well as to differentiate and create a buffer from neighboring properties.
- The site has been chosen and designed to provide increased mobility choices with access to public transit and location to amenities.
- Primary street-facing building facades utilize minimal front yard setbacks from the primary street (Odana Rd.) to promote an improved urban design and pedestrian experience. Ground level amenities and commercial space are included which activate the street and provide an enhanced pedestrian experience.
- The principal building entrance has been oriented with the lobby at the center of the building, on Odana Rd. The elevation articulation, including the corner, is designed to clearly establish and distinguish the building entrance on Odana Rd.
- The development includes activated street facing ground floor space with building amenities, building entrance lobbies.

Our team is excited about the prospect of providing much-needed quality workforce housing in a prominent location in the City. We look forward to working with City staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

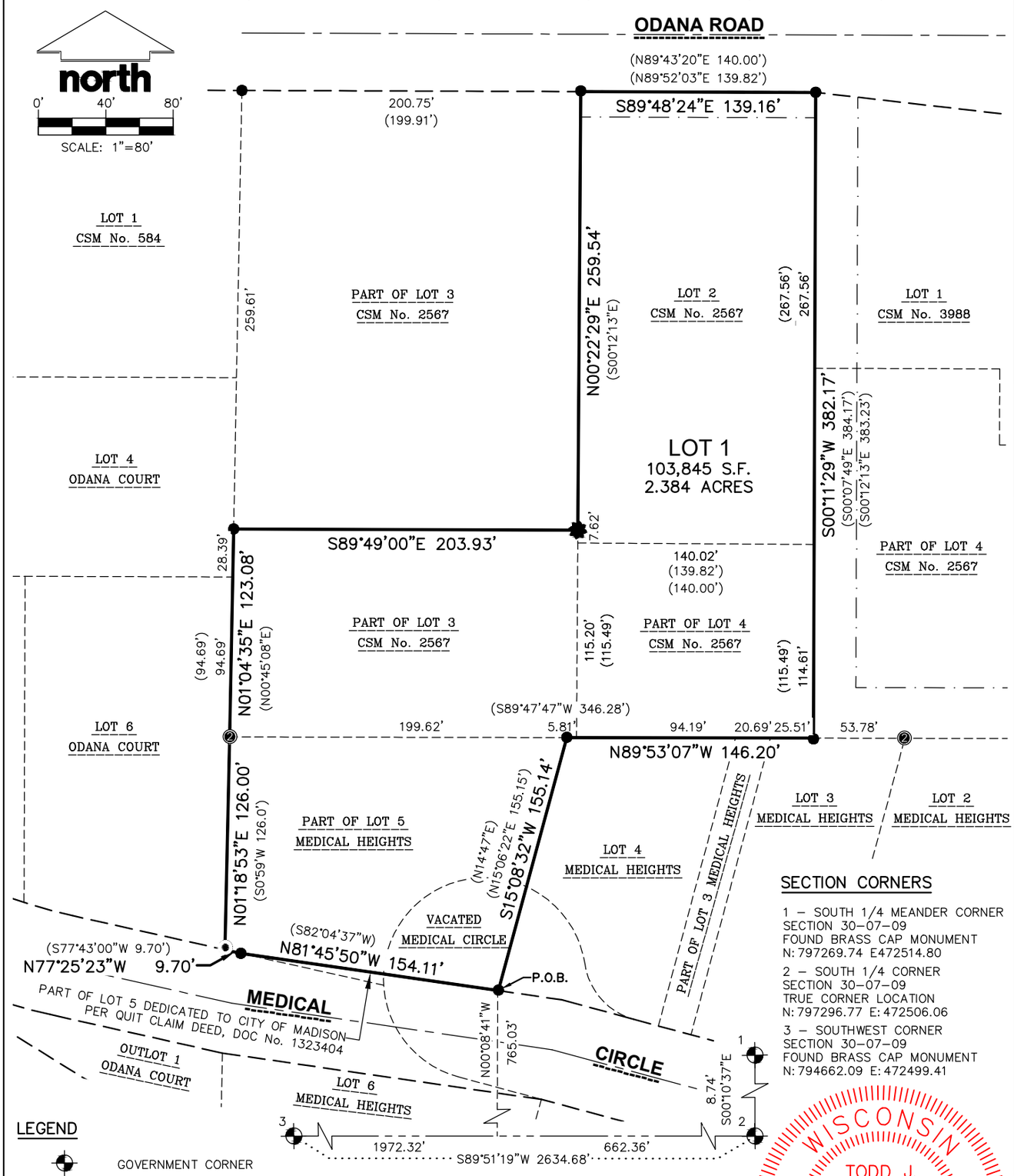
Sincerely,



Nick Orthmann
Project Manager
Bear Development, LLC

CERTIFIED SURVEY MAP NO. _____

LOT 2, PART OF LOT 3 AND 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139–143, AS DOCUMENT No. 1536975, LOT 5, MEDICAL HEIGHTS, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404. TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SECTION CORNERS

1 – SOUTH 1/4 MEANDER CORNER
SECTION 30–07–09
FOUND BRASS CAP MONUMENT
N: 797269.74 E472514.80

2 – SOUTH 1/4 CORNER
SECTION 30–07–09
TRUE CORNER LOCATION
N: 797296.77 E: 472506.06

3 – SOUTHWEST CORNER
SECTION 30–07–09
FOUND BRASS CAP MONUMENT
N: 794662.09 E: 472499.41

LEGEND

- GOVERNMENT CORNER
- COTTON SPINDLE FOUND
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE

NOTES

1. FIELD WORK PERFORMED ON JUNE 16 & 24, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T07N, R09E, RECORDED AS N89°51'19"E.
3. SEE SHEET 2 FOR EXISTING BUILDINGS, SHEET 3 AND 4 FOR EXISTING EASEMENTS, SHEET 5 & 6 FOR NEW EASEMENTS.

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO:	25–15509	SURVEYED BY:	CBM
FIELDBOOK/PG:	–	DRAWN BY:	CMD
SHEET NO:	1 OF 9		

VOL. _____ PAGE _____
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C.S.M. NO. _____

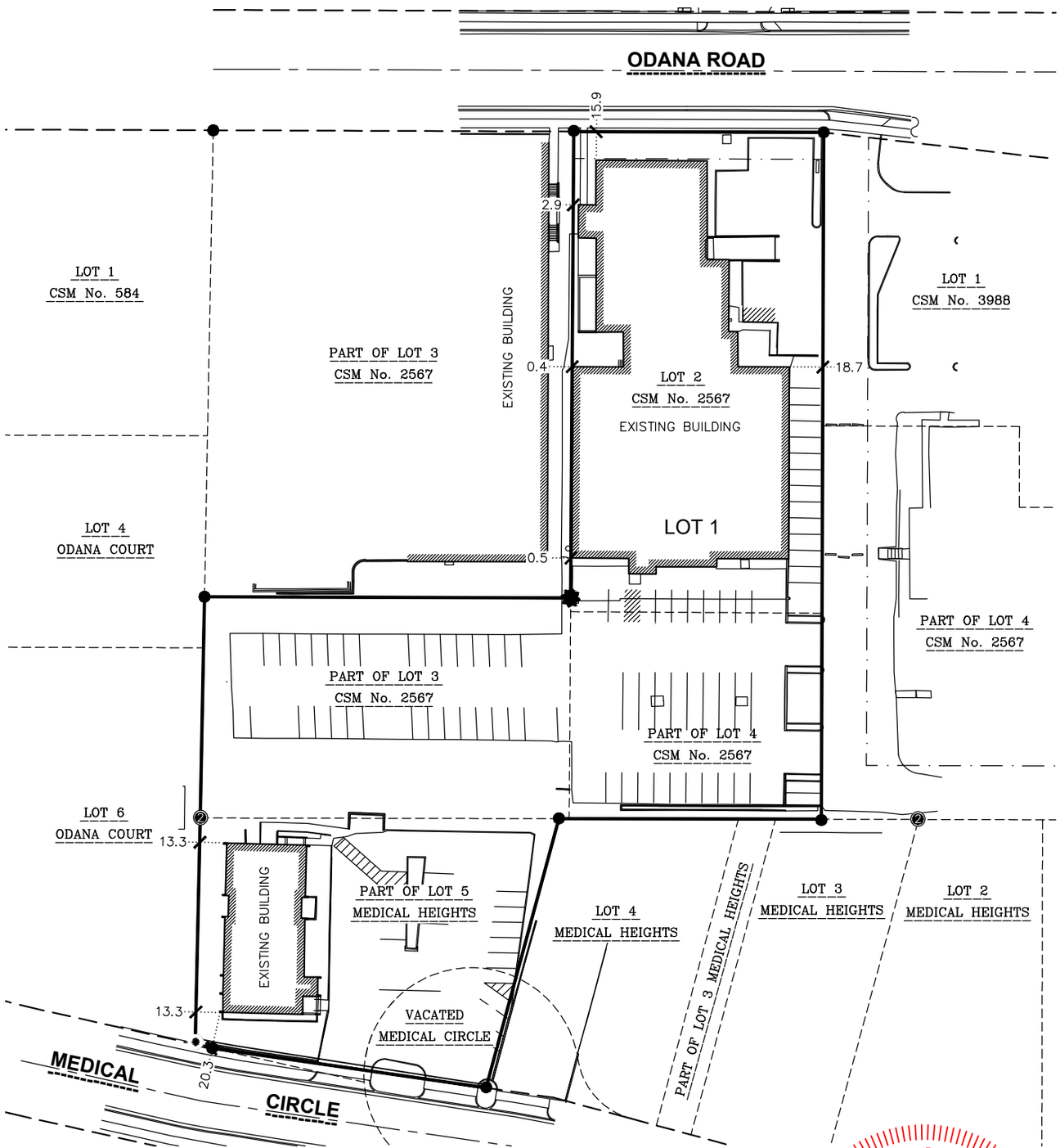
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PRELIMINARY

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EXISTING IMPROVEMENTS



LEGEND

- COTTON SPINDLE FOUND
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING

NOTES (CONTINUED)

3. BUILDINGS TO BE RAZED.

0' 40' 80'

SCALE: 1"=80'

north

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LAND SURVEYOR

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PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 2 OF 9

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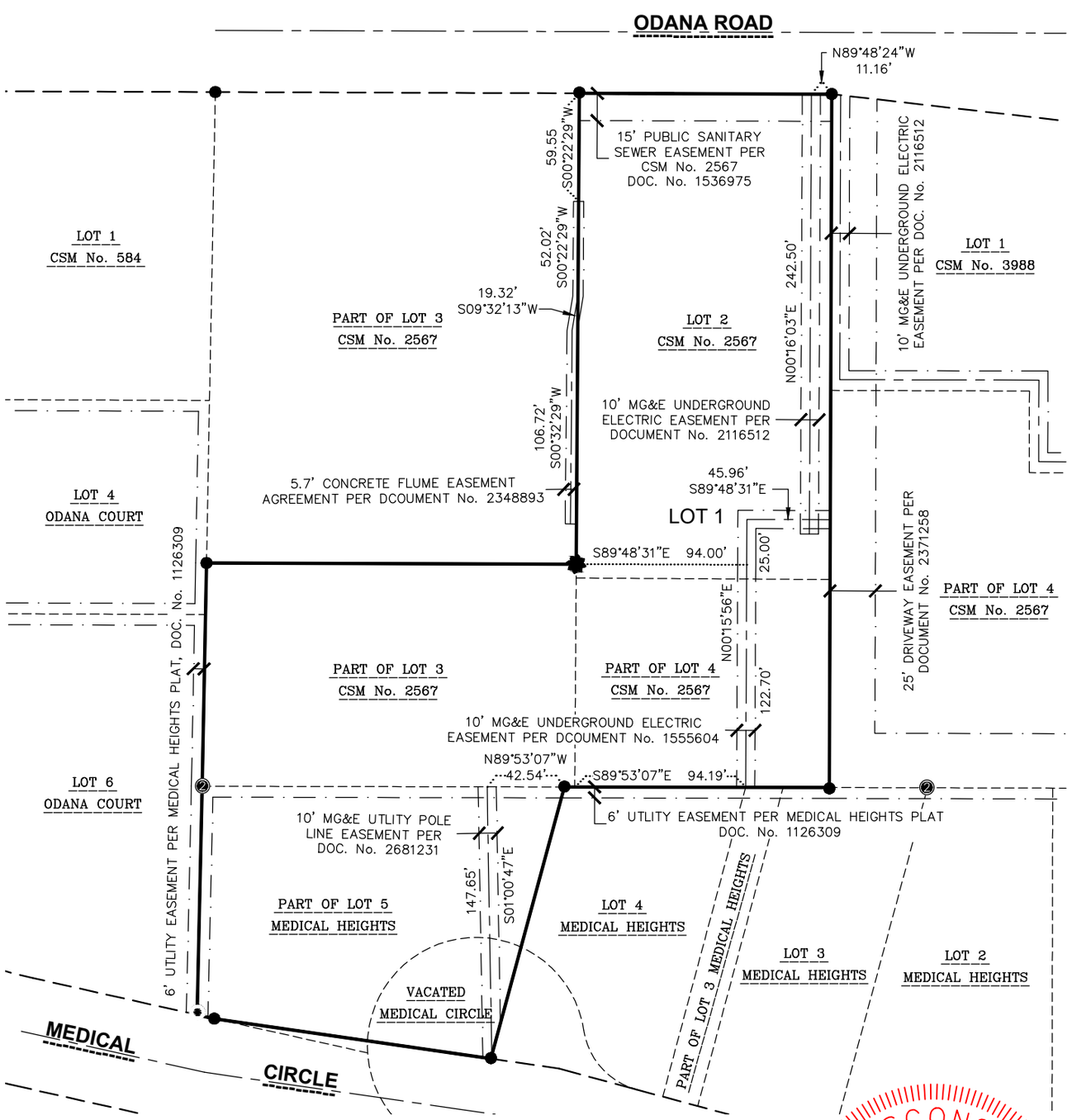
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EXISTING EASEMENTS



LEGEND

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- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EASEMENT LINE

NOTE

4. ALL EASEMENT BEARINGS AND DISTANCES REFERENCED ON THIS SHEET ARE DESCRIBED AND MEASURED TO CENTERLINE OF EASEMENT.

0' 40' 80'
SCALE: 1"=80'

north

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TODD J. BUHR
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LAND SURVEYOR

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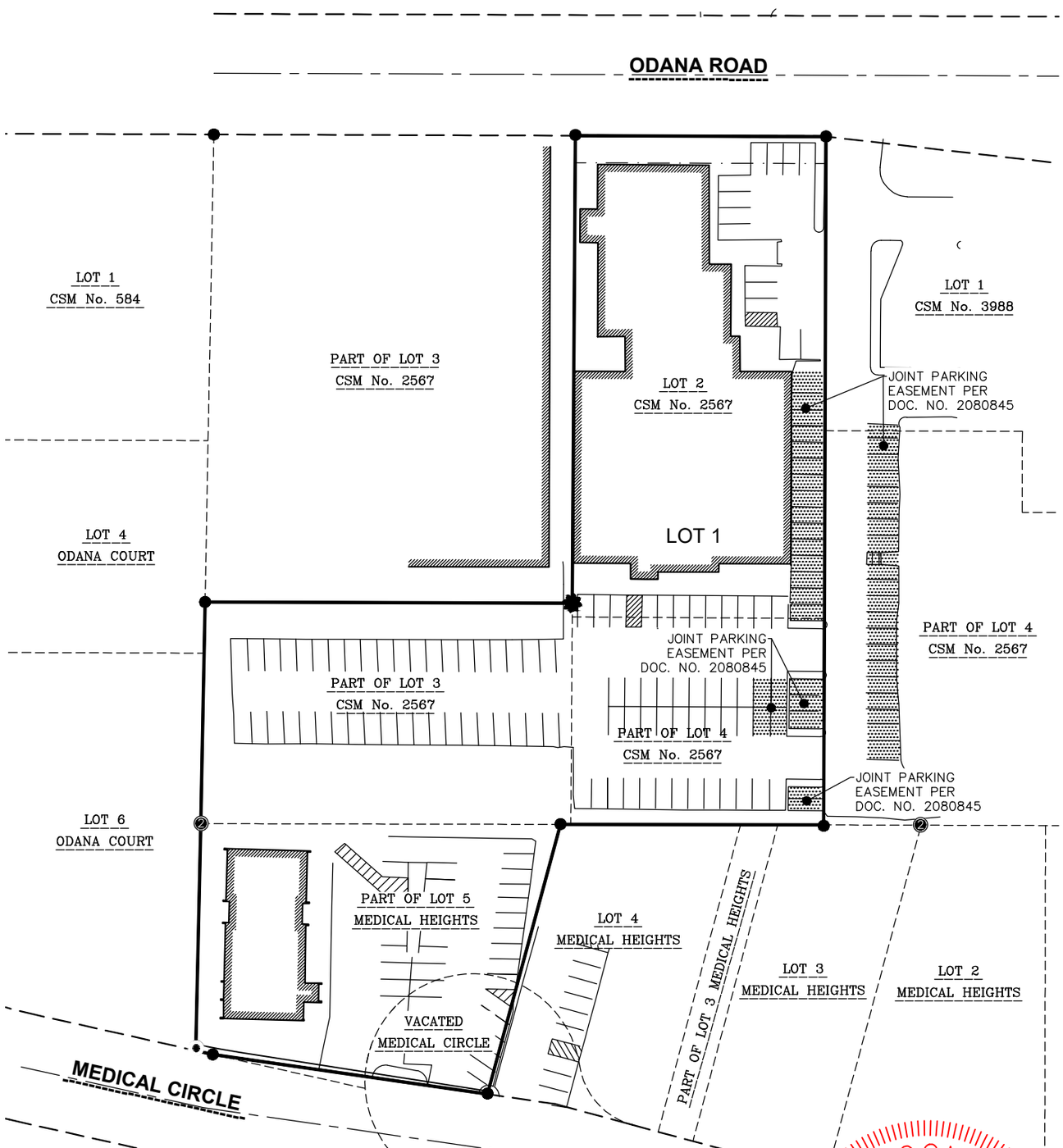
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EXISTING EASEMENTS



LEGEND

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- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- JOINT PARKING EASEMENT AREA

0' 40' 80'

SCALE: 1"=80'

north

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

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VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
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KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 4 OF 9

SURVEYED BY: CBM
DRAWN BY: CMD

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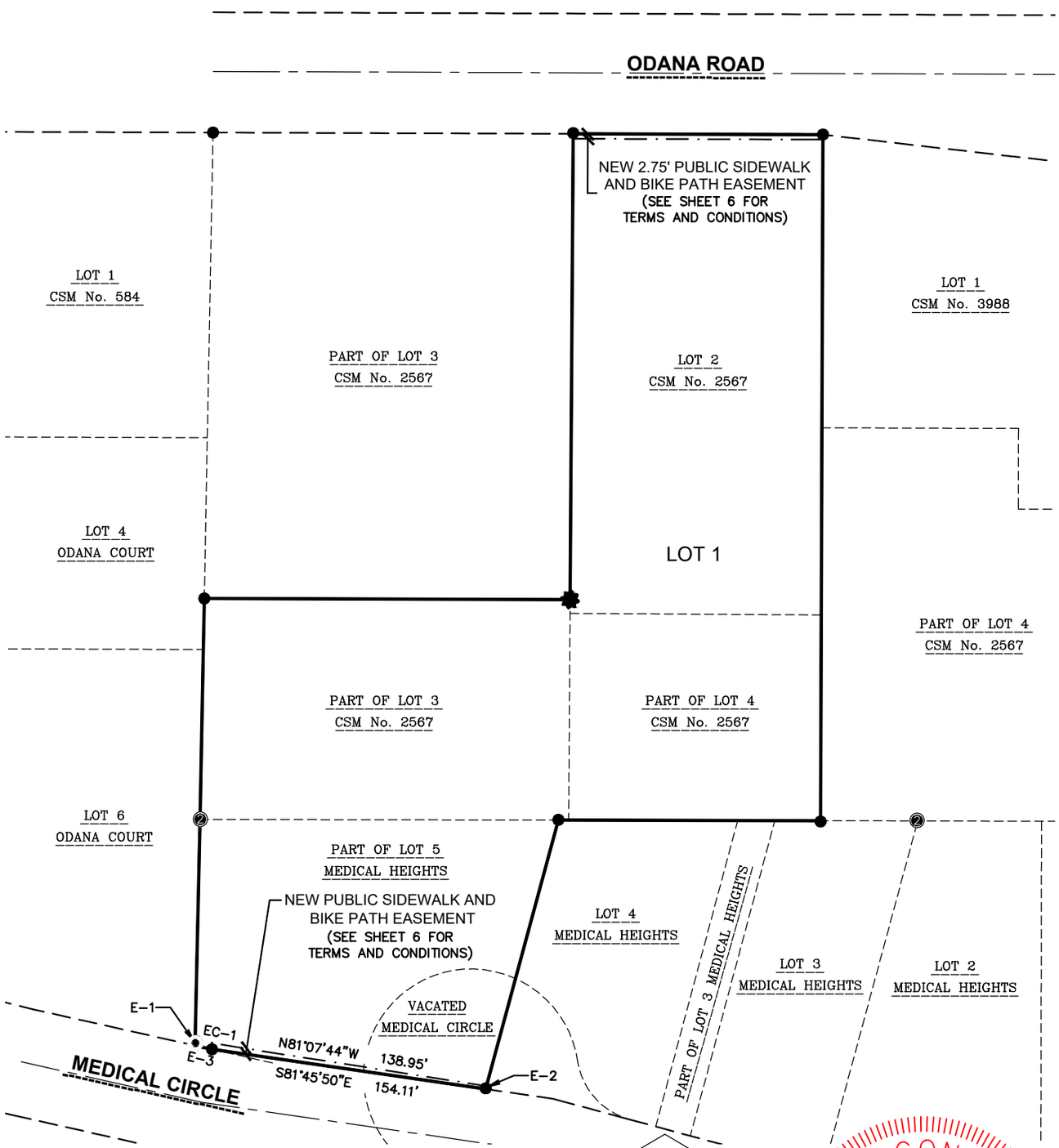
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NEW EASEMENTS



LEGEND

- COTTON SPINDLE FOUND
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EASEMENT LINE

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E–1	S01°18'53"W	3.44'
E–2	N15°08'32"E	1.68'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC–1	25.48'	484.93'	3°00'37"	25.47'	N79°37'37"W

north

0' 40' 80'

SCALE: 1"=80'

WISCONSIN TODD J. BUHR S–2614 DEFOREST, WI LAND SURVEYOR

SURVEYED BY: JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 5 OF 9

SURVEYED BY: CBM
DRAWN BY: CMD

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DOC. NO. _____
C.S.M. NO. _____

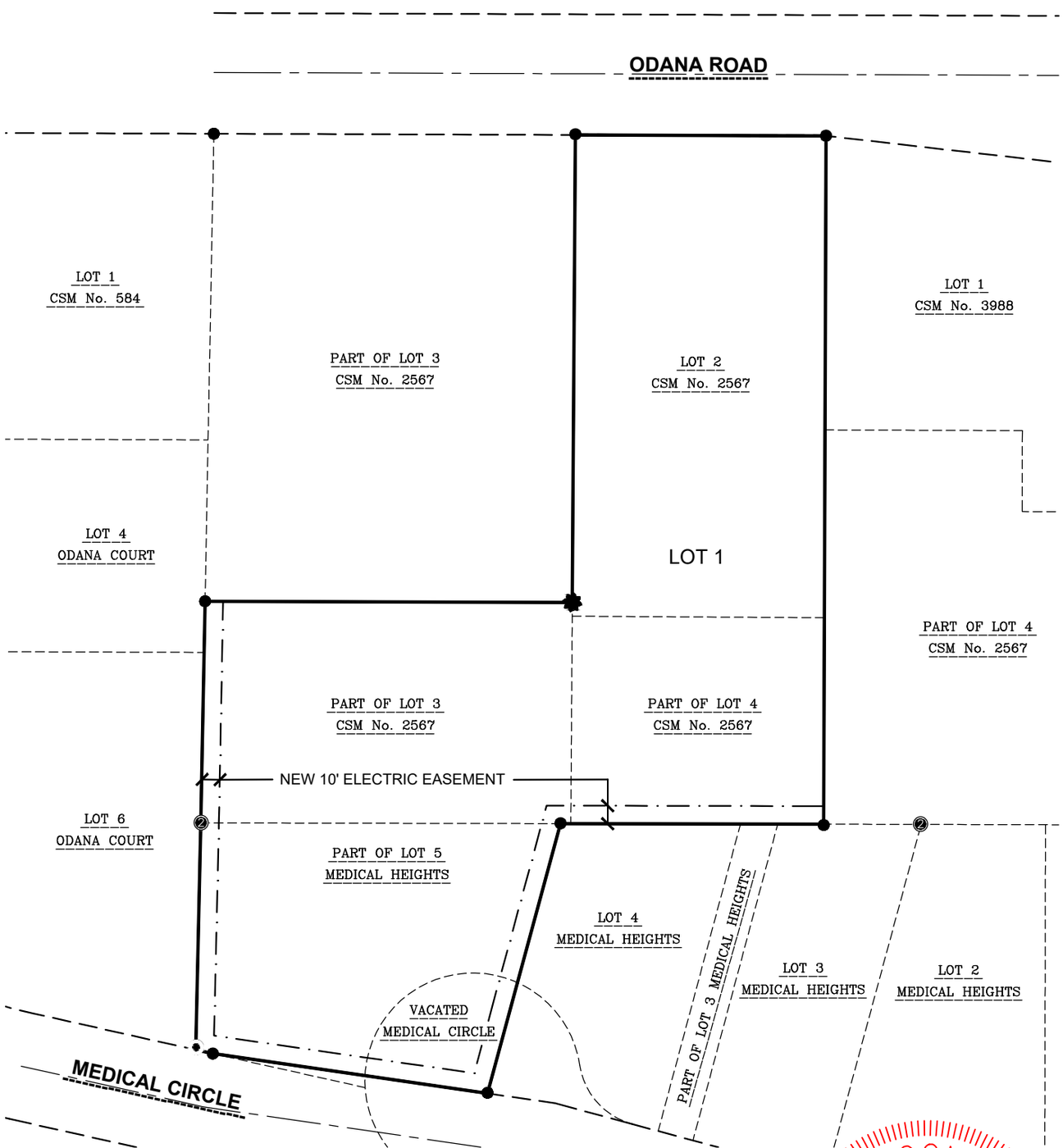
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PRELIMINARY

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NEW EASEMENTS



LEGEND

- COTTON SPINDLE FOUND
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EASEMENT LINE

0' 40' 80'

SCALE: 1"=80'

north

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:
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507 W. VERONA AVENUE, SUITE 500
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P. 608.848.5060

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BEAR DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 6 OF 9

SURVEYED BY: CBM
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LEGAL DESCRIPTION

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COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, AFORESAID; THENCE S89°51'19"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 662.36 FEET;
THENCE N00°08'41"W 765.03 FEET TO THE NORTH RIGHT OF WAY LINE OF MEDICAL CIRCLE AND THE POINT OF BEGINNING;
THENCE N81°45'50"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 154.11 FEET;
THENCE N77°25'23"W CONTINUING ALONG NORTHERLY RIGHT OF WAY LINE AFORESAID, 9.70 FEET TO THE SOUTHEAST CORNER OF LOT 6, ODANA COURT, ; THENCE N01°18'53"E ALONG THE EAST LINE OF SAID LOT 6, 126.00 FEET;
THENCE N01°04'53"E, 123.08 FEET;
THENCE S89°49'00"E, 203.93 FEET TO THE WEST LINE OF LOT 2, AFORESAID;
THENCE N00°22'29"E ALONG SAID WEST LINE, 259.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ODANA ROAD;
THENCE S89°48'24"E ALONG SAID SOUTHERLY RIGHT OF WAY, 139.16 FEET TO THE NORTHWEST CORNER OF LOT 1, CSM No. 3988;
THENCE S00°11'29"W, 382.17 FEET TO NORTHERLY LINE OF MEDICAL HEIGHT PLAT;
THENCE N89°53'07"W ALONG SAID NORTHERLY LINE, 146.20 FEET TO THE NORTHWEST CORNER OF LOT 4, MEDICAL HEIGHTS PLAT;
THENCE S15°08'32"W ALONG THE WEST LINE OF SAID LOT 4, MEDICAL HEIGHTS PLAT, 155.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 103,845 SQUARE FEET OR 2.384 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY THAT BY DIRECTION OF BEAR DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED.
I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



_____ TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR

_____ DATE

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR
DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 7 OF 9

SURVEYED BY: CBM
DRAWN BY: CMD

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DOC. NO. _____
C.S.M. NO. _____

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CORPORATE OWNER'S CERTIFICATE

BHP LLC, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, [AND DEDICATED] AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BHP LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

BHP LLC

_____

[_____], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

ONE COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BHP LLC, OWNER.

WITNESS THE HAND AND SEAL OF BHP LLC, MORTGAGEE, THIS _____ DAY OF _____ , 2025.

_____

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
TODD J. BUHR S–2614 DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FIELDBOOK/PG: –
SHEET NO: 8 OF 9

SURVEYED BY: CBM
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CONSENT OF CORPORATE MORTGAGEE

SUPREME ATHLETIC CLUB, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SUPREME ATHLETIC CLUB, INC., OWNER.

WITNESS THE HAND AND SEAL OF SUPREME ATHLETIC CLUB, INC., MORTGAGEE, THIS _____ DAY OF _____ , 2025.

_____

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____ ,2025.

_____ _____

MATTHEW WATCHER, 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 BY ENACTMENT NUMBER _____ , FILE ID NUMBER _____ , ADOPTED ON THE _____ DAY OF _____ , 2025, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____ , 2025

_____

LYDIA McCAMON, CITY CLERK
CITY OF MADISON

WISCONSIN
TODD J. BUHR S–2614 DEFOREST, WI
LAND SURVEYOR

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)_____

_____

REGISTER OF DEEDS

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142–4955

PROJECT NO: 25–15509
FB/PG: –
SHEET NO: 9 OF 9

SURVEYED BY: CBM
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PLANNING DIVISION STAFF REPORT

March 16, 2026

PREPARED FOR THE PLAN COMMISSION

Project Address: **5555 Odana Road and 5534 Medical Circle** (District 19 – Alder Guequierre)

Application Type: Demolition Permit, Conditional Use, Certified Survey Map referral

Legistar File ID # 91459, 91512, 91514

Prepared By: Colin Punt, AICP, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner
Meagan Tuttle, AICP, Planning Director

Summary

Applicant: Odana Apartments, LLC; c/o Bear Development, LLC; 4011 80th St; Kenosha, WI 53142

Contact: Nick Orthmann; Bear Development, LLC; 4011 80th St; Kenosha, WI 53142

Surveyor: Todd Buhr; JSD Professional Services; 507 W Verona Ave; Verona, WI 53593

Owner: BPH, LLC; 634 Struck St; Madison, WI 53713; and The Supreme Court; 5555 Odana Rd; Madison, WI 53719

Requested Actions: The applicant is seeking approval of:

- A demolition permit for the building at 5534 Medical Circle
- A certified survey map to create one lot
- The following conditional uses in a CC-T (Commercial Corridor-Transitional) district:
  - More than 60 dwelling units in mixed-use buildings per §28.061(1) MGO.
  - A building exceeding 5 stories in height per §28.067(3)(d) MGO.

Proposal Summary: The applicant is seeking approvals to demolish a building at 5534 Medical Circle and to construct a six-story mixed-use building with 154 units and 1,300 square feet of commercial space and a five-story mixed-use building with 73 units and 6,445 square feet of commercial space on a single lot created by CSM.

Applicable Regulations & Standards: Standards for demolition permits are found in §28.185(6) MGO. Standards for conditional use approval are found in §28.183(6) MGO. Procedures for land divisions (certified survey maps) are found in §16.23(4)(f) MGO.

Review Required By: Urban Design Commission, Plan Commission, Common Council (CSM only)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 5555 Odana Road and 5534 Medical Circle. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 12.

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should place the demolition permit request on file; and
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, that the Plan Commission find that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed buildings.

However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should refer the conditional use request to a future meeting to allow the applicant an opportunity to make the necessary changes to accommodate the 5534 Medical Circle building in the proposal; and

- That the Plan Commission find the standards for land divisions are met and forward the Certified Survey Map to Common Council with a recommendation to approve**.**

Background Information

Parcel Location: The subject site, composed of two existing lots, is 104,591 square feet (2.4 acres) and located in the center of the block bounded by Odana Road, Medical Circle, and Whitney Way, with frontage on both Odana Road and Medical Circle. The site is within Alder District 19 (Alder Guequierre) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The existing parcel addressed 5555 Odana Road is zoned CC-T and currently occupied with a two-story office building and gym/health club. 5534 Medical Circle is also zoned CC-T and developed with a one-and-one-half story medical clinic building constructed in 1966.

Surrounding Land Uses and Zoning:

North: Across Odana Road, a single-story shopping center zoned CC;

West: Five-story mixed-use building and two-story office buildings zoned CC-T;

South: Across Medical Circle, a YMCA with larger surface parking lot zoned CC-T; and

East: One-and-one-half-story daycare and school, swim club with outdoor pool, and single-story shopping center, all zoned CC-T.

Adopted Land Use Plan: The Comprehensive Plan (2023) recommends community mixed use (CMU) for the northern half of the site along Odana Road and employment (E) for the southern half of the site along Medical Circle. The West Area Plan (2024) has the same land use recommendations, with additional recommendations in the neighborhood plan discussed below.

Zoning Summary: The subject property is proposed to be zoned CC-T (Commercial Corridor-Transitional district):

Requirements	Required	Proposed
Front Yard Setback: Through lot	0’ or 5’	>5’ Odana Rd 18.2’ Medical Cir
Max. Front Yard Setback	65’ max Odana Rd 25’ max Medical Cir	<65’ Odana Rd 18.2’ Medical Cir
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6’ of lot line	5’	10.9’ Building A 8.9’ Building B north side 10.0’ Building B west side Adequate east side
Maximum Lot Coverage	85%	85% (see zoning comment 4)
Maximum Building Height	5 stories/78’	Building A: 6 stories Building B: 5 stories/<78’

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	75 surface 100 Building A garage 36 Building B garage (211 total) (see zoning comment 5)
Electric Vehicle Stalls	20% EV ready (42)	6 EV installed Bldg A 29 EV ready Bldg A 3 EV installed Bldg B 13 EV ready Bldg B (see zoning comment 6)
Accessible Stalls	Yes	Yes
Loading	Not required	Pick-up/drop-off area
Number Bike Parking Stalls	1 per unit up to 2-bedrooms, ½ space per add'l bedroom (154 Bldg A/ 73 Bldg B) 1 guest space per 10 units (15 Bldg A/ 7 Bldg B) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2 min Bldg A/ 3 Bldg B) (254 total)	24 surface 162 Building A garage 73 Building B garage (259 total) (see zoning comment 5, 7, & 8)
Landscaping and Screening	Yes	Yes (see zoning comment 9)
Lighting	Yes	Yes
Building Form and Design	Yes	Flex building (see zoning comment 10)

Other Critical Zoning Items	Urban Design (UDD #3), Barrier Free (ILHR 69), Utility Easements, Wellhead Protection District (WP-12)

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is seeking approvals to demolish the building at 5534 Medical Circle and to construct a five-story mixed-use building and a six-story mixed-use building on a single lot created by CSM. Together, the two buildings have 227 dwelling units and 7,745 square feet of commercial space. Overall, the unit breakdown of the 227 units is 186 one-bedroom units and 41 two-bedroom units. The site, viewed in plan, is somewhat Z-shaped, with the southern portion offset almost entirely to the west of the northern portion. The site is generally laid out with two buildings: the northern building fronting on Odana Road is referred to as Building A in the application materials, and the southern building fronting on Medical Circle, and oriented north-south along the southern of the two western lot lines, is referred to as Building B. Surface parking, much of which is shared with the adjacent swim club via a compilation of shared access and parking agreements, lines the eastern and southern internal lot lines.

Building A is a six-story mixed-use building with 154 units and 1,300 square feet of commercial space. The unit breakdown is 129 one-bedroom units and 25 two-bedroom units. Building A is also proposed to include 40 structured vehicle parking stalls on the first floor, and 58 in the lower level for a total of 98 vehicle parking stalls. The building also includes 158 long-term indoor bicycle parking stalls. Vehicle access to the first-floor parking is through a driveway and garage door on the northern quarter of the east façade. Vehicle access to the lower-floor parking is through a driveway and garage door on the south façade. While predominantly linear in plan, the

building has two wings projecting west from the main mass of the building: a smaller wing at the north end and a larger wing at the south. A patio and outdoor passive recreational space are located within the small courtyard created by the two wings. The lower level of this building is occupied by parking, refuse, storage, and mechanical spaces. The first floor includes parking, several dwelling units, the 1,300-square foot commercial space located at the northeast corner along Odana Road, and the lobby, leasing office, fitness room, and clubroom, which opens onto the resident patio. The primary residential entrance is centered on the Odana Road façade. Floors two through six are all occupied with dwelling units, except for a community room at the northeast corner of the sixth floor. Primary façade materials are light and dark gray brick veneers on the first floor and a light gray composite lap siding on the upper floors. Secondary façade materials include split face CMU at the ground floor, taupe composite panel siding, and blue composite lap siding. Trim and accent materials include precast concrete banding, black and dark bronze aluminum balcony units, adonized aluminum storefront units, white vinyl windows, and black composite panels siding.

Building B is a five-story mixed-use building with 73 units and 6,445 square feet of commercial space. The unit breakdown is 57 one-bedroom units and 16 two-bedroom units. Building B is also proposed to include 36 structured vehicle parking stalls and 73 long-term indoor bicycle parking stalls. Vehicle access to the undergrounding parking is through a driveway and garage door on the southern third of the east façade. The lower level of this building is occupied by parking, refuse, and mechanical spaces. The first floor includes several dwelling units, the 6,445-square foot commercial space located at the south end, and the lobby, coworking space, fitness room, resident storage, and bicycle parking. The primary residential entrance is centered on the Odana Road façade. Floors two through five are all occupied with dwelling units. Primary façade materials are light and dark gray brick veneers on the first floor and blue and light gray composite lap siding on the upper floors. Secondary façade materials include split face CMU on the ground floor and taupe composite panel siding above. Trim and accent materials include precast concrete banding, black and dark bronze aluminum balcony units, adonized aluminum storefront units, white vinyl windows, and black composite panels siding.

Vehicular site access on Odana is via an existing shared driveway at the far east corner of the site. Access to Medical Circle is via a proposed driveway located slightly west of the easternmost of the two existing driveways. In addition to the 134 structured vehicle parking stalls, the site includes 75 surface parking stalls. Also, in addition to the 241 long-term indoor bicycle parking stalls, the site includes 24 short-term outdoor parking stalls. Because of the size of the parcel and the block within which it sits, the applicant has provided two separate north-south pedestrian paths connecting Odana Road and Medical Circle in consultation with City staff.

Landscaping includes a variety of perennials, grasses, and deciduous and evergreen shrubs around the bases of both buildings, as well as upright evergreen shrubs and ornamental trees along the property lines adjacent to the five-story mixed use building to the north and west, which effectively enclose the dog run and the tenant terrace. The terrace is also landscaped with a variety of perennials, grasses, and deciduous and evergreen shrubs. A dog run is located between the two buildings. Plans show green roof tray systems on the roofs of both buildings: approximately 7,000 square feet on Building A and 4,000 square feet on Building B. A large triangular landscaping bed located between the southernmost surface parking and the adjacent school and daycare is heavily planted with the largest trees on the landscape plan—a line of white pines, swamp white oaks, river birches, and serviceberries, as well as shrubs—to create a vegetative screen between the redevelopment site and the school and daycare.

According to the letter of intent, the applicant intends to begin demolition in July 2026 with construction of the new buildings completed by September 2028.

Analysis

This request is subject to the standards for demolition permits, conditional uses, and land divisions. This section begins with a summary of adopted plan recommendations, and includes sections for demolition permit standards, conditional use standards, Urban Design Commission findings. It then includes a review of land division standards and finishes with a description of public comment received.

Consistency with Adopted Plans

The Comprehensive Plan (2023) recommends community mixed use (CMU) for the northern half of the site along Odana Road and employment (E) for the southern half of the site along Medical Circle. The CMU category can include an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole, generally at heights of up to six stories and residential densities up to 130 dwelling units per acre. The E category includes predominantly office, research and development, medical, and specialized employment, with some low-impact manufacturing. The Comprehensive Plan notes that these areas are not generally recommended for residential, though it may be considered where there is adequate access to parks, transit, and a walkable street network. There are nine city parks within one mile of the site (five of which are north of the Beltline) and the D, E, and J Metro Transit routes serve the corner of Odana Road and Whitney Way.

The West Area Plan (2024) has the same general land use recommendations. The West Area Plan recommends a maximum height of six stories within the CMU portion (per the Comprehensive Plan CMU definition) and five stories in the Employment portion of the site. Building A is six stories tall, but extends from the six-story CMU portion of the site into the five-story Employment portion, where the slope of the site exposes the lower-level parking. Building B is entirely five stories. The West Area Plan also identifies this portion of Odana Road as a "development corridor" where the majority of redevelopment in the West Area is recommended to be concentrated. Finally, the West Area Plan identifies the portion of Odana Road from this site east to Whitney Way as a "commercial core" area, where new buildings should have ground floor active commercial uses, such as retail, restaurant, service, or office uses.

Overall, staff believe that the proposal can be found to be generally consistent with the City's adopted plans.

Demolition Standards

In February 2025, the Common Council adopted Ordinance 25-00010 (Legistar ID 86649) to change the demolition review process and approval standards. When a demolition application is submitted it is first reviewed by the Landmarks Commission. The Landmarks Commission assigns Category A, B or C to each building. Category A buildings have historic value based on architectural significance, cultural significance, or historic significance. Category B buildings have historic value but the building itself is not historically, architecturally or culturally significant. Category C buildings have no known historic value. The demolition of a Category C building can then be approved by the Director of Building Inspection. The demolition of a Category A or B building shall be considered by the Plan Commission after a public hearing.

The applicant filed demolition permit applications for the existing buildings at 5555 Odana Road and 5534 Medical Circle. At its February 9, 2026 meeting, the Landmarks Commission found the building at 5555 Odana Road to have no known historic value (see Legislative ID 91456), assigning it a Category C finding. Further processing of that demolition permit will be done administratively by City Staff. At the same meeting, the Landmarks

Commission found that the building at 5534 Medical Circle did have historic value (see Legislative ID 91459), assigning a Category A finding to that building.

The Plan Commission shall not approve the demolition of 5534 Medical Circle unless it finds that two approval standards found in §28.185(6) MGO are met.

Standard 1 states, "Demolition of the existing building(s) is consistent with or will aid in the implementation of adopted plans or with the purpose statement of this section. The Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans." Per the discussion in the "Consistency with Adopted Plans" section of this report, staff believe the proposed overall redevelopment could be found by the Plan Commission to generally consistent with the City's adopted plans.

Standard 2 states. "There are factors that are found to outweigh the public interest in preserving historic resources. Such a finding may include, but is not limited to:

i. The building is found to be in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.
ii. If the building has historic value, the building has been so altered that it cannot convey its historical association or architectural significance.
iii. There is a structural or fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern that supports demolition as provided in reports from the Madison Fire Department, Police Department, and/or Building Inspection Division."

Further, before granting a demolition approval, the Plan Commission may stipulate conditions and restrictions on the proposed demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified above. Conditions may include plans to mitigate the loss of the building, including but not limited to relocation, salvage of historic materials, adaptive reuse of portions of existing structures, interpretive installations at the site, or other creative mitigation measures.

In the Landmarks Commission staff report, the Historic Preservation Planner noted there is no preservation file or State site file for this building. The building was originally a doctor's office designed by noted local architect Marshall Erdman. The neo-mansard commercial building still retains good architectural integrity. Erdman designed and constructed several buildings of this style, including the extant buildings adjacent to this property at 5530 and 5520 Medical Circle. In the report, Staff recommended a Category B Finding, a finding of historic value related to the vernacular context of Madison because the building was a part of original design of Medical Circle, with the buildings designed by Marshall Erdman as a noted Madison architect. Staff noted as well that there are still other Erdman medical office buildings on Medical Circle.

However, the Landmarks Commission made a Category A finding. In the motion, the Commission found that the building was the work/product of an architect of note, Marshall Erdman, and that the medical building would be contributing to a potential Historic District for Medical Circle. The loss of one of the buildings that currently comprises a potential district would negatively impact the likelihood of creating that Historic District in the future. The motion passed by a 4-3 vote.

The Plan Commission should consider the report of the Historic Preservation Planner, the action and findings of the Landmarks Commission, and the City's adopted plan recommendations, to determine if it is possible to find the demolition permit approval standards met. If the Plan Commission were to approve the demolition permit, the Commission would need to find and cite factors that outweigh the public interest in preserving historic

resources, including, but not limited to, those listed in Standard 2 above. While demolition of this building may affect the creation of a potential future historic district in this location, there is no current national or local historic designation for this or the surrounding buildings, nor is staff aware of any application or effort to establish a district or designation, and there are several other Erdman-designed buildings remaining on Medical Circle. On the whole, the proposed development is generally consistent with adopted plans, and it provides additional housing with affordable units. If the Plan Commission finds that the standards for demolition permits are met, it should identify the specific factors that have contributed to that finding. Conversely, if the Plan Commission finds that the standards are not met, it should detail its findings as well. If the Plan Commission does approve the requested demolition permit, Staff has recommended a condition requiring the applicant to photograph and document the building prior to demolition, a measure which may partially mitigate any loss of historical character or value.

Conditional Use Standards

The applicant is requesting approval of two conditional uses in a CC-T district: for more than 60 dwelling units in mixed-use buildings per §28.061(1) MGO and a building exceeding 5 stories in height per §28.067(3)(d) MGO. Regarding conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, 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.

§28.183(6) M.G.O. lists sixteen approval standards, of which not all are applicable to every conditional use. For this request, Standards 7, 9, 10, and 12-16 do not apply, while standards 1-6, 8, and 11 are applicable. Staff believes that the Plan Commission can find standards 1, 2, and 6 to be met, and this report provides additional staff analysis regarding standards 3-5, 8, and 11. This section will analyze the standards in numerical order, except for standard 8, which will be taken up last, as it relates to the discussion of UDC actions.

Staff provides the following comments regarding Conditional Use approval standard 3, which reads "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." Several items of written public comment received and posted to the legislative file have pertained to shared access and parking with adjacent properties. The applicant has provided parking that is to be shared with the adjacent users and has not negatively impacted vehicular access, but has instead created better traffic flow through the block and added pedestrian. Many comments have also been received regarding the impact of the building on the Montessori school immediately to the southeast on Medical Circle, particularly related to shadows and safety issues due to the proximity of dwelling units to the school. A shadow study prepared by the applicant's architect shows that Building B, which does not require conditional use approval for its proposed height, would cast shadows during late afternoons in fall and spring on at least a portion of the Montessori playground. The West Area Plan and the current CC-T zoning allows for new development of up to five stories in the area immediately west of the school. The same shadow study shows that the taller Building A, which does require a conditional use, will likely cast late-afternoon and early evening shadows on the adjacent swimming pool during the latest part of the swim season, but have minimal shadow impacts during the bulk of the summer. Staff notes that because Building A is located directly north of the school, it would at no time cast any shadows on the playground.

Further, Staff notes that daycares, schools, and residential development, including very high residential development intensities, often exist in the same plan land use recommendations and zoning districts. As an example, five-story mixed-use buildings with up to 60 dwelling units could be built in the same general location of

either of the proposed buildings as permitted uses within the existing CC-T zoning district, needing no Plan Commission review. Similar situations of larger mixed-use or multifamily buildings in close proximity to schools, daycares, and/or playgrounds exist in numerous locations throughout Madison, amongst which staff have identified the following examples, the approvals for all of which having occurred in the past ten years.

- Red Caboose Child Care Center (2346 Winnebago St) is located on the first floor of a four-story mixed-use building and the playground is located between the two wings of the L-shaped building with the upper floor residential units overlooking playground.
- The Lapham Elementary School (1045 E Dayton St) playfield is 80 feet from the four-story Breese Apartments building and 275 feet from the 11-story mixed-use Lyric building beyond. The school building itself is 100 feet from the three-story portion of the Arden mixed-use building and 275 feet from the same building's 11-story residential tower.
- The Hawthorne Elementary School (3344 Concord Ave) playground is 170 feet from a five-story apartment building in the adjacent four-building Rise complex. The Plan Commission approved a conditional use alteration to waive district boundary screening requirements between the school and the mixed-use Rise complex in February 2026.
- The Valor, a six-story mixed-use building is located only 20 feet from the playground of Tenney Preschool & Childcare (1321 E Mifflin St). During the review process for that proposal, the neighborhood association suggested locating outdoor smoking areas at least 25 feet from the childcare center, providing adequate fencing and landscaping on borders with the center, and directing rooftop HVAC systems and parking exhaust systems away from the center.

For reference, Building A is a minimum of 51 feet and Building B is a minimum of 87 feet from the respective lot lines between the subject site and Montessori school property.

Given these considerations, Staff believes the Plan Commission can find standard 3 to be met.

Staff also provides the following comments regarding Conditional Use approval standard 4, that “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.” Early on in pre-application discussions, staff expressed concerns to the applicant team regarding site layout, the size of the initially-proposed single building spanning the whole site, and early lack of meaningfully-sized commercial and employment spaces to conform to the underlying plan recommendations. Following these conversations, the applicant made several design changes, including adding in nearly as much office/commercial space as is proposed to be demolished at 5534 Medical Circle, establishing a greater consistency with the intended development of the area. Further, the shared access and parking for adjacent users within the block enable the continued use and future redevelopment of those sites in a more substantial and flexible manner than would be possible without the shared vehicular access and parking. Finally, Staff do not have evidence suggesting that construction of either building precludes the future use or development for the adjacent sites as planned or zoned. As such, Staff believe the Plan Commission can find standard 4 to be met.

Further, Staff provides the following comments regarding Conditional Use approval standard 5, that “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.” As noted above, written public comment received by the City has referred to concerns about shared access and parking with adjacent properties. The applicant has provided parking to be shared with the adjacent users and has maintain the shared access from Odana Road. Additionally, it has created better traffic flow north and south through this large city block and added pedestrian access as well. There is

currently no vehicular or pedestrian access between Odana Road and Medical Circle. The City Traffic Engineering Division completed an expected trip generation comparison between the existing use and the proposed use by utilizing the Institute of Transportation Engineers Trip Generation Data, which is the industry standard for estimating trips. The comparison anticipates the new development would generate, at most, about 150 additional vehicle trips per day, and increase between 10 and 15 percent over the current condition, or about one percent of the traffic volume on this segment of Odana Road. Again, staff note that this increase is for the entire site, which, if developed, would allow vehicular access from both north and south, while the current condition does not allow access across the entire site. Staff believe standard 5 can be found met. Staff also note that, regarding "adequate access roads [and] internal circulation improvements for pedestrians, bicyclists…", the Traffic Engineering Division has recommended a condition (42) in coordination with the Engineering Division and Forestry Section to reconfigure the southern driveway on Medical Circle to avoid removal of a substantial terrace tree. This condition can be satisfied during site plan review through design consultation with the aforementioned City agencies.

Staff also notes considerations with regard to the conditional use request to exceed the district maximum height, which is directly referenced in standard 11 and which states that "When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits." The CC-T zoning district allows new mixed-use buildings at heights of up to 5 stories and 78 feet as permitted uses, but allow the Plan Commission to approve taller buildings as conditional uses. As designed, building B does not require approval of a conditional use for additional height, but Building A, at 6 stories, does require conditional use approval.

Both the Comprehensive Plan and the West Area Plan recommend CMU (Community Mixed-Use), including new development of up to six stories, for the northernmost portion of the site, but the southern portion of the site, which includes the southernmost wing of Building A, is recommended for five stories. Further, the portion of the building that projects south into the five-story area has seven exposed stories (including the lower-level structured parking) due to the slope of the site. While the inconsistency between the proposal and the five-story plan recommendation does not necessarily preclude this standard from being found met, a portion of the building is taller than what is recommended. Careful consideration should be given to the surrounding context and resulting impacts as noted in the standard. The CMU recommendation along Odana Road generally anticipates six-story buildings to the east and west of this site. Recent approvals in the same general area include the approval of a six-story mixed-use building in 2023 at 6604 Odana Road (ID 74260), which, at the time, had a six-story CMU recommendation in the Comprehensive Plan, but a five-story recommendation in the Odana Area Plan. Another six-story mixed-use building was approved at 437 Yellowstone Drive (ID 91509) in February 2026, in an area with a five-story recommendation. While staff remains concerned about the precedent of approving height above what is recommended in the adopted plans, staff believes it may be possible that the Plan Commission could find standard 11 is met based on contextual considerations and the fact that the majority of the building lies within the CMU recommendation area where it is consistent with the plan recommendations regarding height.

Further, because the conditional use request is only for Building A, which is already adjacent to a recently-constructed five-story building and, according to the shadow studies, would have minimal impact on the adjacent swim club; and not for Building B, which would be the only building in this proposal to cast any shadows on the adjacent Montessori School, staff cannot identify a substantial difference between a six-story and five-story version of Building A and its impacts on surrounding properties. However, if the Plan Commission cannot find standard 11 is met outright, the Commission could consider whether lowering the southwestern wing by a story

be required for the Commission to find that standard 11 is met. Note that staff have not recommended any condition to reduce the building's height in the list of recommended conditions, and it is unknown whether this would affect the overall feasibility of the development proposal.

Finally, Staff also raises this issue in the context of conditional use standard of approval 8, which requires, in part, that "the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with existing or intended character of the area." The applicant and the applicant's architecture and design team have responded to Staff's pre-application recommendations for changes to landscaping, general building design and layout, architectural details, and building materials and staff believes the buildings as proposed better create the "environment of sustained aesthetic desirability" as required by the approval standard. Issues related to standard 8 are further discussed in the Urban Design Commission section below, but Staff believe that if the conditions of approval recommended by UDC are addressed satisfactorily, the Plan Commission can find standard 8 to be met. However, Staff note that if the demolition permit associated with this request is not approved, the subsequent level of design and redesign required for the proposal will be such that Staff believe the Plan Commission would not be able to find standard 8 to be met without referring the request to a future meeting, as well as a future UDC meeting, to review said design changes.

Urban Design Commission

Regarding Condition Use approval standard 8, this proposal has been reviewed by the UDC, as it is located within Urban Design District 3 and UDC is therefore an approving body for this request. In the staff report to the UDC staff provided comments regarding building design and composition, specifically minimizing or screening blank walls, orienting the commercial space in Building B toward Medical Circle, and minimizing the visual impact of garage openings of the same; the material palette; and proposed landscaping. At its March 4, 2026 meeting, the UDC granted initial approval by unanimous consent with the following comments and conditions:

- The applicant shall revise the landscape plan to incorporate additional landscape islands along the east elevation of Building A and southern property line shared with the school, including considering full size trees, additional tree islands, reducing parking, etc.
- The fence material shall be revised to be a more organic material to be more contextually appropriate. The applicant shall provide a fence detail.
- The building design shall be revised to introduce a change in plane where the flat fiber cement panels transition to horizontal siding, including a deeper joint or larger trim.
- The building design shall be revised to incorporate additional design and detailing along the east elevation of Building A focusing on design techniques that would help to break down mass and scale of the building base, as well as differentiate between building components, similar to the other facades.
- Revise the finish at the top of the building to provide a positive termination.
- The Commission requested a site section and surrounding site contextual information to the landscape and site plans. If the applicant has conducted a shadow study, the Commission requested that it be provided.

To receive final approval for a proposal in Urban Design District 3, the applicant must return to Urban Design Commission to address the comments and conditions above. In practice, this final UDC review can occur after any necessary Plan Commission or Common Council hearings, but must occur prior to final site plan approval and issuance of any permits.

Please see Legislative 89886 for more information about the UDC review and action.

Land Division Standards

The Certified Survey Map would create one lot, combining the two existing lots. Staff believe that the resulting lot would comply with all zoning requirements and that all applicable standards for land divisions and lots found in §16.23 MGO can be found met.

Public Comment

Staff has received a large number of written public comments regarding this application that has been attached to the legislative file for this request. As additional written comment is received, it will be attached to the legislative file.

Conclusion

Staff believes that the standards of approval for land divisions can be found to be met and the CSM can be forwarded to Common Council with a recommendation to approve.

Considering the recommendation of the Landmarks Commission, the Planning Division cannot definitively conclude the standards are met. To approve, the Plan Commission would need to find that the standards for demolition permits for the building at 5534 Medical Circle are met and would need to identify the specific factors that have contributed to that finding. However, if the Plan Commission finds that the standards are not met, it should detail those findings as well. In making its determination, the Plan Commission should consider the report of the Historic Preservation Planner, the action of the Landmarks Commission, the City's adopted plan recommendations, and the analysis provided above.

In the analysis above, staff have considered conditional use standards of approval 3, 4, and 5 and believe that due to the plan recommendations and changes to the design of the site in response to feedback from City Staff, the Plan Commission can find those three standards met. Further, accounting for these various considerations, including the action of the UDC, staff believe the Plan Commission can find standard 8 to be met, unless the demolition is not approved. If the demolition is not approved, the level of design and redesign required for the proposal will be such that Staff believe the Plan Commission would not be able to find standard 8 to be met as proposed.

Finally, when considering the adopted plan recommendations, the scale of the proposed building, the surrounding land uses, land use recommendations, and height recommendations, staff believes that, on balance, the Plan Commission can find that standard 11 can also be found met. Further, staff believes that all other applicable conditional use standards of approval can be found met. Staff believe that if the Plan Commission is able to find all applicable standards of approval met, it should approve the requested conditional uses. However, if the Plan Commission cannot find that the standards for demolition permits for the building at 5534 Medical Circle are met, Staff does not believe the Commission can then also find the conditional use standards met and should either place the request on file without prejudice or refer the request to a future meeting to allow the applicant time to redesign the site to retain the Medical Circle building.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 5555 Odana Road and 5534 Medical Circle. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies below.

- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should approve the demolition permit. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should place the demolition permit request on file; and
- That if the Plan Commission can find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, that the Plan Commission finds that all applicable standards of approval for conditional uses are met and approve the requested conditional uses for the proposed buildings. However, if the Plan Commission cannot find that all applicable standards of approval for demolition permits are met for 5534 Medical Circle, the Plan Commission should refer the conditional use request to a future meeting to allow the applicant an opportunity to make the necessary changes to accommodate the 5534 Medical Circle building in the proposal; and
- That the Plan Commission find the standards for land divisions are met and forward the Certified Survey Map to Common Council with a recommendation to approve**.**

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

Land Use (Conditional Use)

Planning Division (Contact Colin Punt, 608-243-0455)

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

2. That, prior to the issuance of permits to raze the structure, the building at 5534 Medical Circle be professionally photographed and documented to the standards of the Wisconsin Historical Society.

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

3. The project site lies within Wellhead Protection District 12. Future commercial uses will be subject to review by the Water Utility. All uses in Zones A and B of any Wellhead Protection District shall be approved by the Water Utility General Manger or his/her designee. A use may be approved with conditions. Approval by the Water Utility General Manager or his/her designee is in addition to all other approvals required for the proposed use.

4. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

5. Verify that the vehicle and bicycle parking counts are shown consistently on the site information tables and through the plan set.

6. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 20% of the parking stalls (42 stalls) must be electric vehicle ready. Add the count of EV ready stalls to the parking summary and identify the locations of the electric vehicle ready stalls on the plans.

7. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4) (g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 154 resident bicycle stalls are required for Building A plus a minimum of 15 short-term guest stalls. A minimum of 73 resident bicycle stalls are required for Building B plus a minimum of 7 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.

8. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4) (g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of 2 short-term bicycle parking stalls for Building A and 3 bicycle stalls for Building B located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest nonaccessible automobile parking and within one hundred (100) feet of a principal entrance.

9. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

10. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

11. Work with Zoning staff to establish a project completion date. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval.

12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

City Engineering Division (Contact Kathleen Kane, 608-266-4098)

13. Due to sanitary sewer capacity constraints, applicant shall revise utility plans to remove the proposed sanitary sewer connection to the Odana Road sanitary sewer and rather connect both buildings to the sewer

located in Medical Circle. Applicant is instructed to install manhole structure in Medical Circle right of way. All sanitary sewer in vacated Medical Circle right of way will become private.

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. 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.

16. The developer shall provide documentation that stormsewer overflow during a 100-year event shall overflow to Medical Circle or other public ROW and not onto other adjacent private property.

17. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.

18. Construct sidewalk, terrace, curb and gutter, and pavement along the site's frontage on Odana Road and Medical Circle per plans approved by City Engineer.

19. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

20. 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. The procedures and fee schedule is available online at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 35.02(14))

21. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

22. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

23. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

24. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this

requirement. Information on this permit application is available on line: http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm.
The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

25. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

26. 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. (POLICY AND MGO 10.29)

27. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html
Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

28. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.
TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.
Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window. 100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include

reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

29. 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 Jeff Quamme, 608-266-4097)

30. The part of this site within vacated Medical Circle is subject to an Easement for All Public and Private Utilities. A new manhole proposed n to be constructed within the existing public right of way, making the sewer a private lateral within this site. If approved, the City of Madison shall release the reserved easement rights upon the construction and acceptance of the new manhole. Contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project to release the easement rights. The site plans shall show the easement and note if it is to be released upon the construction of the new manhole in the public right of way.

31. The 6' wide Public Utility Easement over the north side of existing Lot 5 of Medical Heights shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The Applicant is responsible to obtain releases from the other utilities serving this area. The release shall be recorded prior to final site plan sign off.

32. Show and label clearly the proposed Public Utility Easements to be granted by the pending CSM and label them accordingly.

33. With the proposed new public manhole in the Medical Circle right of way, the resultant lateral serving this site will cross the southwest corner of the parcel at 5530 Medical Circle. Provide a draft of the necessary Private Sanitary Sewer Easement for review. The Easement shall be recorded prior to final site plan sign off.

34. The Second Joint Parking Agreement per Document No 2080845 parking areas are affected by this proposed development. Note that this agreement shall be amended or released for this development. Provide drafts of the release / amendment for review and shall be executed or recorded prior to final site plan sign off.

35. The Driveway Easement Agreement per Document No. 2371259 shall be amended or restated as necessary to account for the new driveway connection to Medical Circle and the additional lands benefitted by the common access areas. Provide a draft for review. The final document shall be recorded prior to final site plan sign off.

36. The Concrete Flume Easement per Doc No 2348893, amended by Document No 5637510 shall be amended a second time to address the proposed storm sewer pipe and inlet accepting the drainage from the flume. The amendment shall address the responsibilities for the construction, maintenance and repair of the new proposed pipe. The draft shall be provided for review and recorded prior to final site plan sign off.

37. The 5555 Odana Rd & 5534 Medical Cir addresses will be inactivated and archived with the demolition of the existing buildings.
    The address of Building A is 5559 Odana Rd.
    The address of Building B is 5542 Medical Cir.
    Additional address will be determined when an addressing plan is created.
    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.

38. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.

39. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page shall include a key locator and north arrow. Also, include a per floor unit matrix for the apartment buildings.
    The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.
    Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.
    For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

40. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Odana Road.

41. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance and also provide sufficient space to preserve existing street trees, where applicable, along their site's frontage of Medical Circle.

42. The applicant shall work with the Traffic Engineering, Engineering and Forestry Divisions on reducing the impact of the new sidewalk to the existing street trees on Medical Circle as much as possible.

43. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of

vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

44. 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.

45. The City Traffic Engineer may require public signing, marking and street lighting related to the development; the Developer shall be financially responsible for such signing, marking and street lighting.

46. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

47. The applicant shall show the dimensions for the proposed class III driveways including the width of the drive entrance, width of the flares, and width of the curb cut.

48. Applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.

49. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

50. The driveway slope to the underground parking for the south entry to Building A is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

51. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.

52. Some of the interior parking area is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.

53. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.

54. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

55. The applicant shall provide a clearly defined 5’ walkway from their entrance to the public sidewalk clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

56. All walkways within the site shall be compliant with Americans with Disabilities Act (ADA) for accessible walks.

57. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

58. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Contact Jeremy Nash with Traffic Engineering at 608-266-6585 or jnash@cityofmadison.com to begin waiver process.

59. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

60. The applicant shall maintain access to properties to the east including the West Side Swim Club via the existing driveway directly east of the project for the duration of the project

61. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.

62. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Parks Division (Contact Izzy Wilde, 608-261-9671)

63. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the west Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25097. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

Forestry Section (Contact Zachary Eckberg, 608-266-4816)

64. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apperatus and street tree plan sets. The inventory shall include the following: location, size (diamater 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.

65. 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.

66. City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.

67. 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.

68. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within (DBH in 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. Tree protection specifications can be found on the following website: https://www.cityofmadison.com/engineering/documents/standard-specifications/2026/CompleteSpecBook.pdf Add as a note on the site, grading, utility, demolition and street tree plan sets. Note: each individual tree may have it's own unique tree protection zone

69. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/engineering/documents/standardspecifications/2026/CompleteSpecBook.pdf) addresses soil compaction near street trees and shall be followed by 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 (DBH in feet) of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets. Note: each individual tree may have it's own unique tree protection zone

70. 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 (DBH in 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. Note: each individual tree may have it's own unique tree protection zone

71. 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.

72. 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.

73. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.

74. 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 (website: https://www.cityofmadison.com/business/pw/specs.cfm) - 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.

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

75. This property is in a Wellhead Protection District–Zone (WP-12). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

76. Ductile Iron is the only approved water service material approved for use in the Public Right of Way. Update Utility Plan to indicate approved material.

77. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

78. Metro Transit operates daily all-day transit service along Odana Road adjacent this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day transit service along Whitney Way near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

79. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 96 Weekday & 52 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, 608-246-5806)

80. The applicant shall receive final Transportation Demand Management (TDM) Plan approval. TDM Plan review fees will be required as part of final site plan review sign off.

81. Per Section MGO 12.138(14), residents of this development would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

The Fire Department and City Assessor have reviewed this request and recommended no conditions of approval.

Land Division (Certified Survey Map)

City Engineering Division (Contact Kathleen Kane, 608-266-4098)

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.

2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

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

4. Supreme Court Centre Condominium has been removed. Provide an updated title report.

5. The west end of the Public Sidewalk and Bike Path easement shall not bend, but shall be extended to the property line to allow a future sidewalk to continue straight to the west.

6. The portion of vacated Medical Circle within this CSM shall be dimensioned and a note added that the area is subject to a reserved Easement for All Public and Private Utilities per Document No. 1341365. Note to applicant: this easement may be released by the City via separate document upon the conversion of the sewer within the easement to private lateral. Any release shall be prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required.

7. The 6' wide Public Utility Easement over the north side of existing Lot 5 of Medical Heights shall be noted to be released by separate document. The City release shall be prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The Applicant is responsible to obtain releases from the other utilities serving this area.

8. Revise the 10' Electric Easements to being Public Utility Easements. Add standard note for public utility easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.

9. Show the limits and label of the 25' Access Easement per CSM 2567, Doc No. 1536975 adjacent to the easterly property line of this site that benefits this site and the two adjacent parcels.

10. Correct the Driveway Easement per Doc No 2371258 to 2371259. The Driveway Easement Agreement shall be amended or restated as necessary to account for the new connection to Medical Circle and the additional lands benefitted by the common access areas. Provide a draft for review.

11. This site benefits from a 30' Wide Common Driveway Easement along the south 30 feet of the properties to the east per Document No 1027132, amended by Docs 1922512 and 2008960. It extends east to S Whitney Way from the southeasterly corner of this site. This shall be shown and noted on the CSM. Additionally, this site is benefitted by an Ingress and Egress easement per CSM 3988 in the southeasterly corner of Lot 2 of that CSM. A note shall be added to this CSM that it benefits from that easement.

12. The Second Joint Parking Agreement per Document No 2080845 is noted adequately on the CSM. Note that this agreement will need to be amended or released for the future planned development within this proposed CSM.

13. Add text to the Concrete Flume Easement that it was amended by Document No 5637510.

14. Label and show the limits of the 10' wide MG&E Underground Electric Easement Per Document No. 1555603

15. Show and label the 10' Wide Electric Easement per Doc No 1921781 whose last leg abuts the east line of this CSM. Generally in the same location as MG&E Easement per Doc No. 2116512.

16. Show the 10' Wide MG&E Underground Electric Easement area that is missing over the northerly 10 feet of this CSM, adjacent to Odana Road.

17. The new Public Utility Easement areas shall exclude already existing Public Utility Easement areas.

18. Provide signed and dated sheets. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)

19. The Northings and eastings on the CSM for the section corners are reversed. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997

Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

20. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

21. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.

22. Correct the sheet references for the Sidewalk and Bike Path Easements from sheet 6 to sheet 7.

23. Provide street widths of adjacent right of ways as required.

24. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.

25. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
    a) Right-of-Way lines (public and private)
    b) Lot lines
    c) Lot numbers
    d) Lot/Plat dimensions
    e) Street names
    f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

    NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

26. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Odana Road.

27. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Medical Circle.

28. The applicant shall work with the Traffic Engineering, Engineering and Forestry Divisions on reducing the impact of the new sidewalk to the existing street trees on Medical Circle as much as possible.

Parks Division (Contact Izzy Wilde, 608-261-9671)

29. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25097. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

30. "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

31. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

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

32. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-12). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Office of Real Estate Services (Contact Melissa Hermann, 608-264-9297)

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

34. 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).

35. 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.

36. 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….

37. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

38. 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.

39. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

    Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number_____, File ID Number _____, adopted on the ____ day of _____, 202__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

    Dated this ____ day of _____, 2025

    _____
    Lydia McComas, City Clerk
    City of Madison, Dane County Wisconsin

40. City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(5)(b)(5) and Wis. Stats. 236.21(2)(a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

    Approved for recording per the Secretary of the City of Madison Plan Commission.

    By: _____ Date: _____
    Matthew Wachter, Secretary of the Plan Commission

41. Register of Deeds Certificate: Please include a space for the Register to hand write the recording info on the date of recording, to appear similar to the following:

    Office of the Register of Deeds
    Dane County, Wisconsin
    Received for recording on _____, 20___ at ____o'clock__M, and
    recorded in Volume ___of CSMs on page(s)_____, Document No._____.

    _____
    Kristi Chlebowski, Register of Deeds

42. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Melissa Hermann (mhermann@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 (xx-xx-xx) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

43. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

44. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

The Planning Division, Office of the Zoning Administrator, Forestry Section, Water Utility, Metro Transit, City Assessor, and Parking Utility have reviewed this request and recommended no conditions of approval.

From: admin@wisconsinrcc.org
To: All Alders
Subject: Hold Bear Development Accountable During March 10 Council Meeting
Date: Tuesday, March 3, 2026 11:28:54 AM

[You don't often get email from admin@wisconsinrcc.org. 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 Madison Common Council Alders,

Bear Development, which is constructing the Intersect Apartments on the east side of Madison, is seeking approval from the Madison Common Council on March 10 for a land use merger for their project. The Wisconsin Responsible Contracting Coalition's sole purpose is to shine a light on bad faith actors and the practices contractors use on job sites across Wisconsin that exploit workers, and we are deeply concerned about the dangerous and demeaning working conditions at the job site of the Intersect Apartments.

Bear Development has a track record of exploiting and harming workers, and unfortunately, this has been no different in the construction of the Intersect Apartments. Bear Development is exploiting workers and cutting corners to improve its bottom line. We have heard stories directly from hard-working Wisconsinites who have experienced wage theft of at least $75,000 on this project. Bear Development is also placing vulnerable workers at risk. In one instance, a worker lost his vision on the job. These are just two of the reported stories. To make matters worse, Bear Development does not have worker's compensation.

In Wisconsin, we believe in the dignity of work and respecting workers. Bear Development does not share these values – they are clearly only focused on their own profits, no matter the cost to workers.

As representatives of the Madison community, you have an opportunity on March 10 to ask Bear Development about these incidents and hold them accountable to the workers in our community. These jarring stories from workers is proof that this project deserves further investigation, and the hearing on March 10 is an opportunity to do that.

We urge you to listen to the workers. This isn't just a labor issue; this is a human rights issue happening in our community.

Sincerely,

Mike Rosen
Michael Walsh
Jeff Arnold
The Wisconsin Responsible Contracting Coalition

From: Adam Templer
To: All Alders
Subject: Bear Development - Response to Claims made by WRCC
Date: Tuesday, March 10, 2026 3:41:45 PM
Attachments: image001.png
Letter to Mayor_Council_Exhibits 2026.03.10.pdf
Bear_Media_Statement_Intersect - Final.pdf

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

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

Good afternoon-

We were made aware of a letter sent to the Madison City Council by WRCC, and vehemently deny the allegations made against Bear Development. Please find our formal response attached, along with a press release that was provided by us today in response to media inquires. I am hopeful the summary and supporting documents provide a clear rebuttal to these false claims.

We continue to make a significant investment in Madison to develop quality, affordable housing and do not want this to be disrupted by false allegations.

Thank you,

Adam

Adam Templer
SVP- Development
Bear Real Estate Group
Mobile: 312.405.3277
Adam@BearREG.com
www.BearREG.com

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BEAR GROUP
REAL ESTATE

March 10, 2026

Via Email
Mayor Satya Rhodes-Conway and Members of the Common Council
210 Martin Luther King Jr Blvd, Room 403
Madison, WI 53703

Re: Bear Development, LLC ("Bear") and Allegations of Wisconsin Responsible Contracting Coalition, Inc. ("WRCC")
808 Melvin, a/k/a The Intersect (the "Project")

Dear Honorable Mayor Satya Rhodes-Conway and Alders of the City of Madison:

We were made aware of the attached email from the WRCC dated March 2, 2026 (Exhibit A), and feel compelled to provide a response. Bear is proud of the high quality affordable housing we developed in Madison and across the state of Wisconsin. We have worked hard to establish strong working relationships with elected officials, City of Madison staff, and local sub-contractors. WRCC's baseless letter unfairly questions our business practices and damages our reputation.

First and foremost, Bear takes great exception to the allegations that we have a track record of exploiting and harming workers or that our job site conditions are "dangerous and demeaning." WRCC makes these reckless allegations without any evidence or support, and without any attempt to contact us to review its concerns. To the contrary, Bear and its related general contracting firm, Construction Management Associates, Inc. ("CMA"), the prime contractor on the Project, has constructed over 4,000 units of Affordable Housing over the last 15 years across the state of Wisconsin and numerous other states. We have been in business for over 100 years and are proud of the company we have built which has a strong track record of delivering on promises, while operating sites safely and responsibly. Any allegations to the contrary are unfounded and appear designed to prevent us from continuing to develop quality affordable housing, specifically in the City of Madison.

The allegations in WRCC's correspondence stem from two different circumstances surrounding the Project, each of which is grossly mischaracterized by WRCC. The first of such circumstances surrounds CMA's Worker's Compensation Insurance and a workplace injury. WRCC makes an egregious allegation that we do not carry Worker's Compensation Insurance. To clear the record, both Bear and CMA have at all times maintained Worker's Compensation Insurance and any allegation to the contrary is defamatory. With respect to the eye injury referenced in the WRCC email, the injury was never reported to Bear or CMA, until we received Attorney David Robles letter dated February 2, 2026. We immediately provided notice of the claim to our insurance carrier and placed CMA's subcontractor (SCS Building Supply) on notice as the Claimant was a second-tier worker under SCS. Our insurance agent also immediately placed SCS's carrier on notice of the claim. Further, our carrier immediately provided Attorney David Robles (Claimant's Attorney) with evidence of our Workers' Compensation coverage. Attorney Robles thanked our agent for the prompt response and confirmed that no further documentation was required from us at that time. Copies of relevant correspondence have been attached as Exhibit B. Evidence of our Worker's Compensation coverage is attached as Exhibit C. It is also important to note that no one, to our knowledge, has alleged that the Project job site conditions are in any way related to the cause of the injury. In fact, the initial correspondence from Attorney Robles noted that prior to the Claimant being allowed to work on the Project site, the Claimant attended a mandatory safety meeting as required by CMA.

With respect to the "wage theft" claim of $75,000.00 made by WRCC, the alleged conduct stems from employees of Raramuri Construction, Inc. ("Raramuri"), which is of no relation to Bear or CMA. On the Project, SCS is a sub-contractor to CMA. Raramuri was then a sub-contractor to SCS hired to perform a portion of its scope of work. Each claimant that we are aware of is also represented by Attorney David Robles, has confirmed in writing that the claimants were or are employees of Raramuri, and have made no claims against Bear or CMA for unpaid wages. Four of the workers issued lien claims against the Project which CMA's subcontractor, SCS, promptly paid at Bear and CMA's request. An amount equal to 125% of those wage claims ($46,200.00) is currently held in escrow with the Dane County Clerk of Courts to satisfy the four claims. Until we spoke directly with Attorney Robles on March 9, we had received no detail or support behind the alleged wage claims. Again, neither Attorney Robles nor his clients have alleged that Bear or CMA has engaged in any "wage theft" or that we have any responsibility for those claims whatsoever. We assume this wage claim with Raramuri will eventually be settled satisfactorily by Attorney Robles. However, although neither Bear nor CMA are a party to this dispute with Raramuri, we have made arrangements with Attorney Robles to pay the remaining $38,500.000 of claims into his trust account. As such, all of the outstanding wage claims will be paid to the respective workers; regardless of whether Raramuri or any other party are deemed responsible for these wages. Copies of correspondence related to the wage claims and the payments referenced above have been attached as Exhibit D.

Bear takes these allegations very seriously and we would welcome a meeting with you to answer any questions, either as part of the public meeting process for developments currently under review with the City, or in a separate meeting. We stand behind our business practices and safety procedures. There has been no attempt by WRCC to reach out to us before or after issuing their letter. Furthermore, WRCC has not replied to our written response to its letter. We remain unclear as to why WRCC has made these verifiably false statements, and we have taken the appropriate steps to protect our interests in this regard.

We are very proud of the reputation Bear has built over our 100-year history. It is exceedingly frustrating that WRCC has called it into question. We hope this letter helps to clarify the issues at hand, and we look forward to furthering discussions with you and continuing to develop the critically important affordable housing in the City of Madison.

Sincerely,



Adam Templer
Senior Vice President of Development
Bear Real Estate Group

Exhibit A

(see attached hereto)

From: admin@wisconsinrcc.org <admin@wisconsinrcc.org>
Sent: Monday, March 2, 2026 11:36 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Hold Bear Development Accountable During March 10 Council Meeting
[You don't often get email from admin@wisconsinrcc.org. Learn why this is important at https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderIdentification&d=DwIGaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=gXrYfggD8DDcK9yTHGA0H6bphSkYc1af3bJT2kLErXc&m=6Ee99OEoD3LN19KdpVRLQwXjkMgOsDM7YlnvQ2QuyLeWShSypbHV45WtPB0CxJbJ&s=IsHVg7J96Uq-x1v0XrDYqhI6ztMgYXcEmyBaQ-pvxXw&e=]
Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Madison Common Council Alders,

Bear Development, which is constructing the Intersect Apartments on the east side of Madison, is seeking approval from the Madison Common Council on March 10 for a land use merger for their project. The Wisconsin Responsible Contracting Coalition's sole purpose is to shine a light on bad faith actors and the practices contractors use on job sites across Wisconsin that exploit workers, and we are deeply concerned about the dangerous and demeaning working conditions at the job site of the Intersect Apartments.

Bear Development has a track record of exploiting and harming workers, and unfortunately, this has been no different in the construction of the Intersect Apartments. Bear Development is exploiting workers and cutting corners to improve its bottom line. We have heard stories directly from hard-working Wisconsinites who have experienced wage theft of at least
$75,000 on this project. Bear Development is also placing vulnerable workers at risk. In one instance, a worker lost his vision on the job.
These are just two of the reported stories. To make matters worse, Bear Development does not have worker's compensation.

In Wisconsin, we believe in the dignity of work and respecting workers.
Bear Development does not share these values – they are clearly only focused on their own profits, no matter the cost to workers.

As representatives of the Madison community, you have an opportunity on March 10 to ask Bear Development about these incidents and hold them accountable to the workers in our community. These jarring stories from workers is proof that this project deserves further investigation, and the hearing on March 10 is an opportunity to do that.

We urge you to listen to the workers. This isn't just a labor issue; this is a human rights issue happening in our community.

Sincerely,

Mike Rosen
Michael Walsh
Jeff Arnold
The Wisconsin Responsible Contracting Coalition

Exhibit B

(see attached hereto)

John Hotvedt

From: Joelle Rothen
Sent: Wednesday, February 4, 2026 11:35 AM
To: Phil Hausmann
Cc: Luke Porath; John Hotvedt; Kevin Kaiser; Sara Trongeau
Subject: FW: Attorney David Robles-Worker compensation claim - Bear Dev & CMA
Attachments: WORKER COMPENSATION CLAIM.pdf

Phil:

Attached is a notice we have received regarding a third tier subcontractor on one of our projects. John asked me to send over since we have been put on notice.

Let me know what the next steps are.

Thanks!

Joelle Rothen
Vice President Accounting
Bear Real Estate Group
Phone: 262.942.3500 Ext: 179
jrothen@bearreg.com
www.BearREG.com

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From: Lisa Arizola <LArizola@bearreg.com>
Sent: Wednesday, February 4, 2026 10:57 AM
To: HR <HR@bearreg.com>; Joelle Rothen <JRothen@bearreg.com>
Subject: Attorney David Robles-Worker compensation claim - Bear Dev & CMA

Hello,

This certified mail was received today. There were two copies, the same letter, one addressed to Development and the other to CMA. Please let me know if I should forward it elsewhere.

Best Regards,

Lisa Arizola
Administrative Assistant
Bear Real Estate Group
Office: 262.942.3500 x164
larizola@bearreg.com

Sara Trongeau

From: John Hotvedt
Sent: Thursday, February 5, 2026 12:52 PM
To: Andrew M. Lorenz; Joelle Rothen
Cc: Sara Trongeau; Luke Porath; Kevin Kaiser
Subject: FW: Attorney David Robles-Worker compensation claim - Bear Dev & CMA
Attachments: WORKER COMPENSATION CLAIM.pdf

Good afternoon Andrew:

From the looks of the attachment, it appears you likely have received a copy, but sending along to make sure this has crossed your desk. Please let me know if there is anything you and I need to discuss once you have had a chance to review and discuss with your client. Otherwise, we'd simply be looking for confirmation that either SCS or Rarmuri's carrier is addressing the claim.

Hope you've been well otherwise and looking forward to hearing from you.

Talk soon.

JEH

John Hotvedt
Vice President – General Counsel
Bear Real Estate Group
direct: 262.842.0575
jeh@BearREG.com
www.BearREG.com

From: Joelle Rothen <JRothen@bearreg.com>
Sent: Wednesday, February 4, 2026 11:07 AM
To: John Hotvedt <jeh@bearreg.com>
Cc: HR <HR@bearreg.com>; Kevin Kaiser <kkaiser@cmaofwi.com>
Subject: FW: Attorney David Robles-Worker compensation claim - Bear Dev & CMA

John:

Attached is a letter we received by Certified mail with regards to an employee of Raramuri at the Melvin jobsite. As you already are aware – this is a third tier sub to CMA and our contract is with SCS. This is notice of workers compensation claim.

Please let us know the appropriate path forward on this.

Thank you.

Joelle Rothen
Vice President Accounting
Bear Real Estate Group
Phone: 262.942.3500 Ext: 179
jrothen@bearreg.com
www.BearREG.com

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From: Lisa Arizola <LArizola@bearreg.com>
Sent: Wednesday, February 4, 2026 10:57 AM
To: HR <HR@bearreg.com>; Joelle Rothen <JRothen@bearreg.com>
Subject: Attorney David Robles-Worker compensation claim - Bear Dev & CMA

Hello,

This certified mail was received today. There were two copies, the same letter, one addressed to Development and the other to CMA. Please let me know if I should forward it elsewhere.

Best Regards,

Lisa Arizola
Administrative Assistant
Bear Real Estate Group
Office: 262.942.3500 x164
larizola@bearreg.com
www.BearREG.com

Attorney David Robles
2122 N. 93rd St.
Wauwatosa, Wi. 53226
414-610-6813

February 2, 2026

Bear Development
4011 80th St.,
Kenosha, Wi. 53142

Construction Management Associates (CMA)
4015 80th St., Suite F.
Kenosha, WI. 53142

Attorney Andrew M. Lorenz
402 Graham Ave.
Eau Claire, WI. 54702-0187
representing
SC Swiderski
401 Ranger St.
Mosinee, WI. 54455

Alfredo Chavira / Raramuri Construction Inc.
9526 County Road 1109
Princeton, TX 75407-5018

WHEDA
General Counsel
908 East Main Street, Suite 501
Madison, Wisconsin 53703

VIA U.S. MAIL

NOTICE OF EMPLOYEE INJURY - [NAME REDACTED] - NOTICE OF REPRESENTATION - [NAME REDACTED] - NOTICE OF WORKERS COMPENSATION CLAIM – WORKERS COMPENSATION COVERAGE REQUEST – DEMAND LETTER REGARDING PRESERVATION OF EVIDENCE.

By this letter, I am providing notice of representation on behalf of [NAME REDACTED] in a worker's compensation claim. This notice is about the injury he incurred in the timeframe of January 18, 2025 at the Intersect Apartment jobsite located at 808 Melvin Court, Madison, WI. 53704. It is unknown whom (by law) is his actual employer based upon the information presently available, due to the circumstances of his employment and potential misclassification of the nature of his employment or employer – a consequence of the individual/entity involved in Mr. [NAME REDACTED] hiring is

believed to be a labor-broker. It is also unknown if the injury was reported to the DWD after he notified the superiors on the site of the injury at the jobsite.

Attached is the notice of injury that has been sent by mail and email to the DWD. I am the point of contact and attorney for Mr. [NAME REDACTED] related to this worker's compensation claim. All communications should be directed to my attention as he is a represented party.

DEMAND FOR PRESERVATION OF EVIDENCE – INFORMATION REGARDING WORKER'S COMPENSATION COVERAGE.

Accordingly, in anticipation of potential litigation and filings related to this injury claim, I ask that you instruct the respective principals, agents, employees, subcontractors, and others controlled, directed or supervised by the above entities to preserve and retain all of the following materials in whatever format (hard copy or electronic) related to work at the above-described project, and in particular the injury of my client while performing work (framing) at the above project.

Those materials include emails, text messages (including all messages exchanged on any messaging platform, audio recordings, video recordings (or combination thereof), voice mails, drafts, notes, all communications (in whatever format), documents (including but not limited to contracts, work orders, purchase orders, supply orders, invoices, payroll records, checks, receipts), related to said work. The other documentation is relevant to the determination of his actual employer for purposes of a worker's compensation claim.

The demand for the preservation of the above items includes communicating to those with authority to preserve said materials so that every reasonable step is taken to preserve the materials until the resolution of this matter. In particular, since electronic information is easily deleted, modified, or corrupted, this would include the preservation of those materials, discontinuation of all data destruction, preservation of any backup data or information, and suspension of any recycling policy or procedure that would result in the destruction of relevant materials.

By this letter, I request all records / reports / information provided to DWD related to his injury at the Intersect Apartments as described above.

By this letter I am requesting information related to worker's compensation / injury coverage for purposes of a worker's compensation claim for my client's injury at 808 Melvin Court, Madison, WI. 53704 as described in this and the attached letter.

Notice is also provided to WHEDA who was involved in the financing of this project.

Sincerely,



Attorney David Robles / DXR LLC
2122 N. 93rd St.
Wauwatosa, Wi. 53226
Wisconsin Bar. No. 01009608

Attorney David Robles
2122 N. 93rd St.
Wauwatosa, Wi. 53226
414-610-6813

February 2, 2026

Department of Workforce Development
WORKER'S COMPENSATION DIVISION
201 E. Washington Ave.
P.O. Box 7901
Madison, Wisconsin 53707

VIA EMAIL AND U.S. MAIL

NOTICE OF EMPLOYEE INJURY - [NAME REDACTED] – NOTICE OF REPRESENTATION – [NAME REDACTED] NOTICE OF WORKERS COMPENSATION CLAIM - OPEN RECORDS REQUEST

Dear DWD:

By this letter, I [NAME REDACTED] is providing notice to DWD related to an injury that occurred in the timeframe of January 18, 2025 at the Intersect Apartment jobsite located at 808 Melvin Court, Madison, WI. 53704. It is unknown if his employer (to be determined) provided notice of this injury as required by statute. I am the point of contact and attorney for Mr. [NAME REDACTED] related to this worker's compensation claim. All communications should be directed to my attention as he is a represented party.

Based upon the nature of his employment, it is unclear whom was his actual employer as a consequence of the potential misclassification of the nature of his employment or employer as the individual/entity involved in Mr. [NAME REDACTED] hiring is believed to be a labor-broker.

Accordingly, notice is provided for the following entities:

Bear Development (Owner); 4011 80th St., Kenosha, WI. 53142

Construction Management Associates (CMA), 4015 80th St. Suite F. Kenosha, WI. 53142

Alfredo Chavira / Raramuri Construction Inc., 9526 County Road 1109, Princeton, TX 75407-5018

SC Swiderski – 401 Ranger St., Mosinee, WI. 54455

Worker's Compensation Insurance coverage information can be obtained from the respective entities involved in the contract for the construction at the above site.

Mr. [NAME REDACTED] began his employment at the Intersect Apartments in January 2025. A safety meeting was conducted at the jobsite. The meeting for Mr. [NAME REDACTED] and his co-workers was conducted by CMA. A safety number / designation was provided to Mr. [NAME REDACTED] with his helmet at that time – see below:



While at work he suffered the injury on or about January 24 - 25, 2025 while removing some wood from the floor with a hammer. A piece of metal hit his left eye that immediately evidenced the injury. Notice was provided to individuals supervising the location of the injury. Mr. [NAME REDACTED] left the jobsite due to the nature of the injury.

On or about January 28, 2025 he received treatment at U.W. Hospital and Clinics for the injury, which shortly thereafter required surgery. Mr. [NAME REDACTED] continues to have eyesight issues because of the injury.

OPEN RECORDS REQUEST

By this letter, I request all records / reports / information provided to DWD related to his injury at the Intersect Apartments as described above.

By copy of this letter, notice is provided for purposes of a worker's compensation claim to the respective entities involved in the construction project at 808 Melvin Court, Madison, WI. 53704.

Notice is also provided to WHEDA who was involved in the financing of this project.

Sincerely,

Attorney David Robles / DXR LLC
2122 N. 93rd St.
Wauwatosa, Wi. 53226
Wisconsin Bar. No. 01009608

Sara Trongeau

From: Jason Hiller <jhiller@myhaus.com>
Sent: Tuesday, February 10, 2026 1:31 PM
To: Elizabeth Giuntoli; Joelle Rothen
Cc: Kevin Kaiser; John Hotvedt; Sara Trongeau; Phil Hausmann
Subject: RE: Attorney David Robles-Worker compensation claim - Bear Dev & CMA

All,
Based on my conversations with John Hotvedt I connected with Attorney Robles and got him the certificate of insurance demonstrating SCS' work comp coverage. I asked him to confirm if anything further was needed at this time and he provided the response below. Can you please confirm if Bear/CMA have had any direct discussion with SCS on this claim, and their intent to afford coverage?

> *Thank you for the prompt response. This response is to confirm that there is no present need for the production of additional documents as requested in the letter dated February 2, 2026. However, as noted in the letter and during our conversation, there is the need to preserve documents as related to the project as it may impact any subsequent litigation regarding responsibility for coverage under workers compensation for the injury. I ask that this be communicated to your client(s). If this claim is disputed, information related to CMA and Bear Development and WC coverage will be needed.*
>
> *Have you had any direct contact with SC SWiderski LLC or SCS Building Supply for responsibility for the claim?*

Please let me know if you have any questions, and advise on the remaining question about SCS' responsibility for the claim.

Best,
Jason

Jason Hiller, WCLS
Senior Claims Resolution Strategist, Workers' Compensation
Hausmann Group
608-252-9648 | Meet with Me

From: Elizabeth Giuntoli <EGiuntoli@bearreg.com>
Sent: Thursday, February 5, 2026 1:05 PM
To: Joelle Rothen <JRothen@bearreg.com>
Cc: Kevin Kaiser <kkaiser@cmaofwi.com>; John Hotvedt <jeh@bearreg.com>; Sara Trongeau <strongeau@beardevelopment.com>; Jason Hiller <jhiller@myhaus.com>; Phil Hausmann <phausmann@myhaus.com>
Subject: RE: Attorney David Robles-Worker compensation claim - Bear Dev & CMA

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

Hi Jason,

Attached please find our subcontract with SCS and their current COI.

Thank you,

Exhibit C

(see attached hereto)

CONSMAN-02 TMUNROE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hausmann Group, Inc.
740 Regent Street 4th Floor
PO Box 259408
Madison, WI 53725-9408

CONTACT NAME:
PHONE (A/C, No, Ext): (608) 257-3795 FAX (A/C, No): (608) 257-4324
E-MAIL ADDRESS: commercial@myhaus.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Cincinnati Insurance Company	10677
INSURER B : Hiscox Insurance Company Inc.	10200
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Construction Management Associates, Inc.
Bear Development LLC
Bear Homes
4015 80th St Ste F
Kenosha, WI 53142

COVERAGES **CERTIFICATE NUMBER: 2022** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			ENP0509586	10/1/2025	10/1/2028	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY							
	X ANY AUTO			EBA0509586	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR							
	EXCESS LIAB CLAIMS-MADE			ENP0509586	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 10,000,000
	DED X RETENTION $ 0						AGGREGATE	$ 10,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A			EWC0727054	10/1/2025	10/1/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Pollution Liability			ANE5487613	10/1/2025	10/1/2026	Occurrence	1,000,000
B	Pollution Liability			ANE5487613	10/1/2025	10/1/2026	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 808 Melvin Court Apartments (The Intersect), 808 Melvin Court, Madison, WI 53704

Excess Policy:
Carrier: Westfield Specialty Insurance Company Policy Number: XSL444440Y01
Effective Dates: 10/01/2025 - 10/01/2026
Occurrence Limit: 5,000,000
Aggregate Limit: 5,000,000

CERTIFICATE HOLDER
Master Certificate

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CONSMAN-02 TMUNROE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/10/2026

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PRODUCER
Hausmann Group, Inc.
740 Regent Street 4th Floor
PO Box 259408
Madison, WI 53725-9408

CONTACT NAME:
PHONE (A/C, No, Ext): (608) 257-3795 FAX (A/C, No): (608) 257-4324
E-MAIL ADDRESS: commercial@myhaus.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : The Cincinnati Insurance Company — 10677
INSURER B : Hiscox Insurance Company Inc. — 10200
INSURER C :
INSURER D :
INSURER E :
INSURER F :

INSURED
Construction Management Associates, Inc.
Bear Development LLC
Bear Homes
4015 80th St Ste F
Kenosha, WI 53142

COVERAGES CERTIFICATE NUMBER: 2022 REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR			ENP0509586	10/1/2024	10/1/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$	500,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:							$	
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
	X ANY AUTO			EBA0509586	10/1/2024	10/1/2025	BODILY INJURY (Per person)	$	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$	10,000,000
	EXCESS LIAB CLAIMS-MADE			ENP0509586	10/1/2024	10/1/2025	AGGREGATE	$	10,000,000
	DED X RETENTION $ 0							$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE / OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A			EWC0727054	10/6/2024	10/1/2025	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
B	Pollution Liability			ANE5487613	10/1/2024	10/1/2025	Occurence		1,000,000
B	Pollution Liability			ANE5487613	10/1/2024	10/1/2025	Aggregate		2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 808 Melvin Court Apartments (The Intersect), 808 Melvin Court, Madison, WI 53704

Excess Policy:
Carrier: Westfield Specialty Insurance Company Policy Number: XSL444440Y00
Effective Dates: 10/01/2024 - 10/01/2025
Occurrence Limit: 5,000,000
Aggregate Limit: 5,000,000

CERTIFICATE HOLDER

Master Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONSMAN-02 TMUNROE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/10/2026

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PRODUCER
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740 Regent Street 4th Floor
PO Box 259408
Madison, WI 53725-9408

CONTACT NAME:
PHONE (A/C, No, Ext): (608) 257-3795 FAX (A/C, No): (608) 257-4324
E-MAIL ADDRESS: commercial@myhaus.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : The Cincinnati Insurance Company — 10677
INSURER B : Accident Fund National Ins Co — 12305
INSURER C : Westfield Specialty Insurance Co — 16992
INSURER D :
INSURER E :
INSURER F :

INSURED
Construction Management Associates, Inc.
Bear Homes, LLC
4015 80th St, Ste F
Kenosha, WI 53142

COVERAGES CERTIFICATE NUMBER: 2022 REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			ENP0509586	10/1/2023	10/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			EBA0509586	10/1/2023	10/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			ENP0509586	10/1/2023	10/1/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below			3CWCP100084816	10/6/2023	10/6/2024	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Pollution Liability			CPP363130P00	10/1/2023	10/1/2024	Occurence	1,000,000
C	Pollution Liability			CPP363130P00	10/1/2023	10/1/2024	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 808 Melvin Court Apartments (The Intersect), 808 Melvin Court, Madison, WI 53704

CERTIFICATE HOLDER
Master Certificate

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit D

(see attached hereto)

John Hotvedt

From: David Robles <dxrobles@outlook.com>
Sent: Monday, March 9, 2026 12:50 PM
To: John Hotvedt
Subject: Re: 808 Melvin Ct - Intersect Apartments project

Sounds good, thank you.

Sent via the Samsung Galaxy S24 FE, an AT&T 5G smartphone
Get Outlook for Android

From: John Hotvedt <jeh@bearreg.com>
Sent: Monday, March 9, 2026 12:10:57 PM
To: David Robles <dxrobles@outlook.com>
Subject: RE: 808 Melvin Ct - Intersect Apartments project

Thank you David:

I will reach out to accounting and have this processed. We can talk details on the assignments and releases shortly. Thanks again and will be back in touch shortly.

John Hotvedt
Vice President – General Counsel
Bear Real Estate Group
direct: 262.842.0575
jeh@BearREG.com
www.BearREG.com

From: David Robles <dxrobles@outlook.com>
Sent: Monday, March 9, 2026 12:09 PM
To: John Hotvedt <jeh@bearreg.com>
Subject: RE: 808 Melvin Ct - Intersect Apartments project

Good Morning:

Yes, if the claims are paid (to my client trust account), I can forward releases from the workers as well as an assignment of any claim for those wages due from SKS / Raramuri. Please have any check issued to DXR LLC – Client Trust Account with the note that it is for Intersect Apartment wage claims (9 workers). It may be overnighted to my address at 2122 N. 93rd St., Wauwatosa, Wi. 53226

David Robles
(414) 610-6813 (cell)

From: John Hotvedt <jeh@bearreg.com>
Sent: Monday, March 9, 2026 11:33 AM
To: David Robles <dxrobles@outlook.com>
Subject: RE: 808 Melvin Ct - Intersect Apartments project

Good afternoon David:

Thank you for your time this morning and for sending this through. I spoke with ownership and my colleague who heads up our affordable housing development projects after you and I spoke.

While we do not see any legal theory that would require us to do so, we are happy to pay the outstanding balance over to your trust account to resolve the claims in favor of your clients and get their wages paid.

Perhaps you and I can discuss some sort of assignment of the claims against Raramuri and/or SCS, but again, we are happy to work with you quickly to get your clients claims resolved.

If this is agreeable to you, we can have our general contracting entity, Construction Management Associates, Inc. ("CMA"), issue a check to your account by tomorrow and have the same overnighted to your office. From there, you and I can get on the phone and work through any administrative details. Let me know if you have any questions or if that sounds agreeable on your end and we can get this in the works.

Thanks again David and look forward to hearing from you.

John Hotvedt
Vice President – General Counsel
Bear Real Estate Group
direct: 262.842.0575
jeh@BearREG.com
www.BearREG.com

From: David Robles <dxrobles@outlook.com>
Sent: Monday, March 9, 2026 11:22 AM
To: John Hotvedt <jeh@bearreg.com>
Subject: RE: 808 Melvin Ct - Intersect Apartments project

Good Morning John:

Thank you for the call this morning. I believe it was very helpful and constructive in moving forward towards a resolution.

The table below represents the wages due and outstanding the workers listed from the Intersect Apartments project. This is premised on the lien claim amounts for the other workers being paid (with surplusage returned to SKS) if the claim of the paid amounts is not disputed (by SKS.) The total due those workers is $36,531.25 from the amounts paid to the Dane County court.

[NAME REDACTED]	4,943.75
[NAME REDACTED]	3,237.50
[NAME REDACTED]	3,238.00
[NAME REDACTED]	3,350.00
[NAME REDACTED]	4,418.75
[NAME REDACTED]	5,256.25

[NAME REDACTED]	4,331.25
[NAME REDACTED]	5,193.75
[NAME REDACTED]	4,531.25
	38,500.50

David Robles, Attorney
Wisconsin Bar No. 01009608
(414) 610-6813 (cell)

From: John Hotvedt <jeh@bearreg.com>
Sent: Friday, March 6, 2026 4:22 PM
To: dxrobles@outlook.com
Cc: Sara Trongeau <strongeau@beardevelopment.com>
Subject: 808 Melvin Ct

Good afternoon David:

I am in house counsel for Bear Development and Construction Management Associates, Inc. I have received your contact information on correspondence received from SCS's counsel (Andrew Lorenz) pertaining to two different matters related to our project referenced above, including the attached correspondence. I know that SCS (at our urging) paid the funds associated with the four lien claims into court. Your attached letter makes reference to potentially more claims. I write to inquire into the status of those claims and whether you have had any further discussions or communications with Attorney Lorenz surrounding the same. We are trying to get to the bottom of whether there are other claims associated with the project, the basis for those claims, and depending upon those answers, what the status would be.

I will follow up with a phone call on Monday morning but wanted to drop you a line and give you some context. I look forward to speaking with you. Thank you and have a nice weekend.

John Hotvedt
Vice President-General Counsel
Bear Real Estate Group
direct: 262.842.0575
jeh@BearREG.com
www.BearREG.com

BEAR GROUP
REAL ESTATE

Vendor	Vendor Name	Check Date	Check No.
DXR0001	DXR, LLC-Client Trust Account	03/09/2026	040010

Invoice No.	Invoice Date	Reference	Invoice Amount	Payment Amount
001	Mar 9, 2026	24 009, 808 Melvin Court	38,500.50	38,500.50

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW - HEAT SENSITIVE PINK IMAGE DISAPPEARS WITH HEAT

Construction Management Associates, Inc
4015 80th Street, Suite F
Kenosha, WI 53142

First American Bank
Kenosha, WI

040010

03/09/2026

PAY TO THE ORDER OF DXR, LLC-Client Trust Account

$38,500.50

Thirty Eight Thousand, Five Hundred Dollars and Fifty cents

DXR, LLC-Client Trust Account
2122 N 93rd St
Wauwatosa, WI 53226

Anna Clifton
Authorized Signer(s)

Sara Trongeau

From: Andrew M. Lorenz <alorenz@ruderware.com>
Sent: Friday, January 9, 2026 11:16 AM
To: John Hotvedt
Cc: Sara Trongeau; Nicole Penich; Joelle Rothen
Subject: Lien Updates
Attachments: Ltr to Dane County re Lien 25-CL-113.docx; Ltr to Dane County re Lien 25-CL-115.docx; Ltr to Dane County re Claim 25-CL-112.docx; Ltr to Dane County re Lien 25-CL-114.docx

John:

Attached find the 4 letters to Dane County clerk of courts. SCS is getting the certified funds drawn now, so we will overnight to Madison and hopefully this will all be docketed on Monday.

-Andrew

Ruder Ware BUSINESS ATTORNEYS FOR BUSINESS SUCCESS®

Andrew M. Lorenz
Ruder Ware, L.L.S.C.
402 Graham Avenue | P.O. Box 187 | Eau Claire, WI 54702-0187
Phone: 715.834.3425 | Toll-Free: 800.477.8050 | Fax: 715.834.9240
alorenz@ruderware.com |

MERITAS® LAW FIRMS WORLDWIDE

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Ruder Ware, L.L.S.C.
402 Graham Avenue
P.O. Box 187
Eau Claire, WI 54702-0187

Tel 715.834.3425
Fax 715.834.2635
alorenz@ruderware.com
www.ruderware.com

MERITAS
LAW FIRMS WORLDWIDE

VIA OVERNIGHT MAIL

January 9, 2026

Dane County Clerk of Courts
ATTN: Crystal Brumley
215 S Hamilton St, Room 1000
Madison, WI 53703

Re: Dane County Case No. 25-CL-112

Dear Ms. Brumley:

Our office represents SCS Building Supply, LLC ("SCS"), an interested party to the above-identified claim for lien (the "Lien"). In accordance with Wis. Stat. § 779.08, enclosed herein as an undertaking for the Lien is a certified check in par value equal to over 125 percent of the claim for lien.

1. $11,800 certified check for Case No. 25-CL-112 (claim for lien of $9,418.75).

The reason for the postings of this undertaking is that counsel for the Lien's claimants, Attorney David Robles, has refused to provide undersigned counsel with payoff information for the Liens. This refusal to accept payment has no apparent legitimate purpose and, as such, the undersigned requests that the Lien be ordered removed from the judgment and lien docket by the Clerk of Courts at the earliest possible date pursuant to Wis. Stat. § 779.08.

Very truly yours,

RUDER WARE

Andrew M. Lorenz

Enclosures

Ruder Ware, L.L.S.C.
402 Graham Avenue
P.O. Box 187
Eau Claire, WI 54702-0187

Tel 715.834.3425
Fax 715.834.2635
alorenz@ruderware.com
www.ruderware.com

MERITAS
LAW FIRMS WORLDWIDE

VIA OVERNIGHT MAIL

January 9, 2026

Dane County Clerk of Courts
ATTN: Crystal Brumley
215 S Hamilton St, Room 1000
Madison, WI 53703

Re: **Dane County Case No. 25-CL-113**

Dear Ms. Brumley:

Our office represents SCS Building Supply, LLC ("SCS"), an interested party to the above-identified claim for lien (the "Lien"). In accordance with Wis. Stat. § 779.08, enclosed herein as an undertaking for the Lien is a certified check in par value equal to over 125 percent of the claim for lien.

1. $18,100 certified check for Case No. 25-CL-113 (claim for lien of $14,431.25).

The reason for the posting of this undertaking is that counsel for the Lien's claimants, Attorney David Robles, has refused to provide undersigned counsel with payoff information for the Liens. This refusal to accept payment has no apparent legitimate purpose and, as such, the undersigned requests that the Lien be ordered removed from the judgment and lien docket by the Clerk of Courts at the earliest possible date pursuant to Wis. Stat. § 779.08.

Very truly yours,

RUDER WARE

Andrew M. Lorenz

Enclosures

Ruder Ware, L.L.S.C.
402 Graham Avenue
P.O. Box 187
Eau Claire, WI 54702-0187

Tel 715.834.3425
Fax 715.834.2635
alorenz@ruderware.com
www.ruderware.com

MERITAS
LAW FIRMS WORLDWIDE

VIA OVERNIGHT MAIL

January 9, 2026

Dane County Clerk of Courts
ATTN: Crystal Brumley
215 S Hamilton St, Room 1000
Madison, WI 53703

Re: **Dane County Case No. 25-CL-114**

Dear Ms. Brumley:

Our office represents SCS Building Supply, LLC ("SCS"), an interested party to the above-identified claim for lien (the "Lien"). In accordance with Wis. Stat. § 779.08, enclosed herein as an undertaking for the Lien is a certified check in par value equal to over 125 percent of the claim for lien.

1. $8,500 certified check for Case No. 25-CL-114 (claim for lien of $6,756.25).

The reason for the posting of this undertaking is that counsel for the Lien's claimants, Attorney David Robles, has refused to provide undersigned counsel with payoff information for the Liens. This refusal to accept payment has no apparent legitimate purpose and, as such, the undersigned requests that the Lien be ordered removed from the judgment and lien docket by the Clerk of Courts at the earliest possible date pursuant to Wis. Stat. § 779.08.

Very truly yours,

RUDER WARE

Andrew M. Lorenz

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www.ruderware.com

MERITAS
LAW FIRMS WORLDWIDE

VIA OVERNIGHT MAIL

January 9, 2026

Dane County Clerk of Courts
ATTN: Crystal Brumley
215 S Hamilton St, Room 1000
Madison, WI 53703

Re: **Dane County Case No. 25-CL-115**

Dear Ms. Brumley:

Our office represents SCS Building Supply, LLC ("SCS"), an interested party to the above-identified claim for lien (the "Lien"). In accordance with Wis. Stat. § 779.08, enclosed herein as an undertaking for the Lien is a certified check in par value equal to over 125 percent of the claim for lien.

1. $7,800 certified check for Case No. 25-CL-115 (claim for lien of $6,225.00).

The reason for the posting of this undertaking is that counsel for the Lien's claimants, Attorney David Robles, has refused to provide undersigned counsel with payoff information for the Liens. This refusal to accept payment has no apparent legitimate purpose and, as such, the undersigned requests that the Lien be ordered removed from the judgment and lien docket by the Clerk of Courts at the earliest possible date pursuant to Wis. Stat. § 779.08.

Very truly yours,

RUDER WARE

Andrew M. Lorenz

Enclosures

FOR IMMEDIATE RELEASE
March 10, 2026

Bear Development Responds to False Allegations at 808 Melvin (The Intersect) Job Site

Company Calls WRCC Claims Baseless and Defamatory; Cites 100-Year Track Record and 4,000+ Units of High-Quality Affordable Housing Delivered.

MADISON, WI — Bear Development, LLC today issued a formal response to allegations made by the Wisconsin Responsible Contracting Coalition (WRCC) regarding its 808 Melvin affordable housing development, known as The Intersect, categorically denying the claims as baseless, unsupported, and designed to derail the development of critically needed affordable housing in the City of Madison. The WRCC issued its letter without contacting Bear prior to distribution and has not responded to Bear's written rebuttal.

> *"Bear and CMA have constructed over 4,000 units of quality, affordable housing across Wisconsin and other states over the last 15 years, and we have been in business for over 100 years. We operate safe job sites; we carry Workers' Compensation Insurance — as required by law — and we have never engaged in wage theft. WRCC made these reckless allegations without a shred of evidence and without any attempt to contact us beforehand."*
>
> **— S.R. Mills, CEO of Bear Development**

The WRCC letter raises two specific allegations, both of which Bear characterizes as gross mischaracterizations of fact. With respect to the Workers' Compensation Insurance allegation, Bear's carrier immediately provided documentation of coverage to the claimant's own attorney, David Robles, upon notification of the claim — and Attorney Robles confirmed in writing that no further documentation was required. Regarding the wage claims totaling $75,000, those claims involve employees of Raramuri Construction, a sub-tier subcontractor with no direct relationship to Bear or CMA. Neither the workers nor their attorney have alleged any wrongdoing by Bear or CMA.

Despite having no legal obligation to do so, Bear has voluntarily arranged to pay the full outstanding balance of wage claims directly into Attorney Robles' trust account, ensuring every worker will be made whole, regardless of the outcome of the dispute with Raramuri.

> *"We have voluntarily arranged to pay the full outstanding balance of wage claims directly into Attorney Robles' trust account so that every worker will be made whole — regardless of the dispute with Raramuri. WRCC has never replied to our written response, and we remain at a loss to explain why they chose to publicly attack a company that is doing everything in its power to protect workers, rather than simply picking up the phone."*

— S.R. Mills, CEO of Bear Development

Bear has invited the Mayor and Common Council to meet directly to address any questions and stands fully behind its business practices and safety procedures. The company has taken appropriate legal steps to protect its interests and reputation.

About Bear Development, LLC

Bear Development and its affiliates are a Wisconsin-based real estate development firm with over 100 years in business. Construction Management Associates, Inc. (CMA), the prime contractor on The Intersect project, is an affiliated general contracting firm under common ownership with Bear. Together, Bear and CMA have delivered more than 4,000 units of high-quality affordable housing across Wisconsin and multiple other states.

Media Contact

S.R. Mills, CEO

Bear Development

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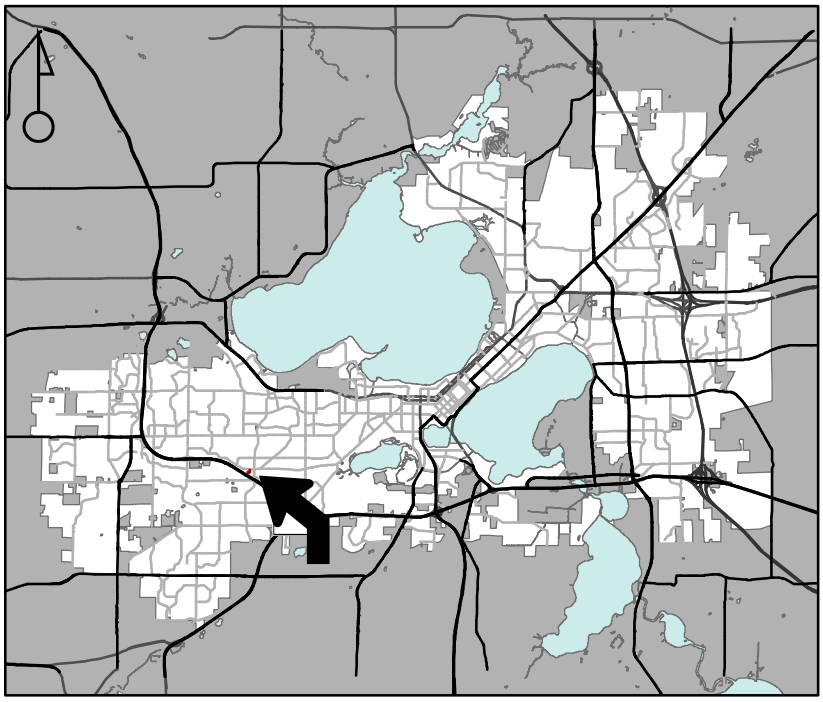
City of Madison

Demolition, Conditional Use & Certified Survey Map Referral

Location
5555 Odana Road & 5534 Medical Circle

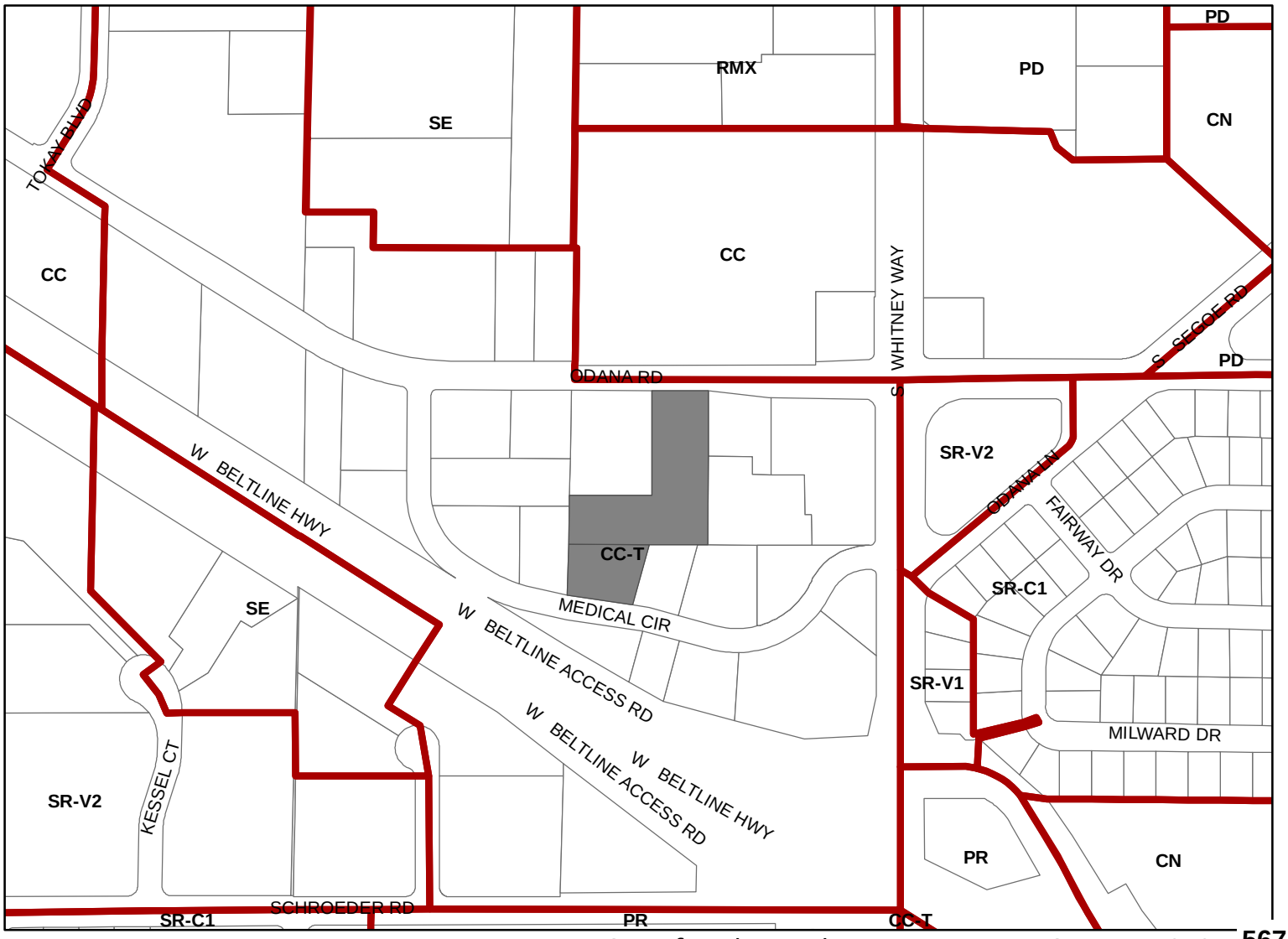
Applicant
Nick Orthmann, Bear Development, LLC
Odana Apartments, LLC
BPH, LLC

Requests
- Approval to demolish 5534 Medical Circle
- Combine parcels into one lot by CSM
- Construct a six-story mixed-use building with 1,300 sq. ft. of commercial space and 154 dwelling units on Odana Road
- Construct a five-story mixed-use building with 6,450 sq. ft. of commercial space and 73 dwelling units on Medical Circle



Public Hearing Dates
Plan Commission
March 16, 2026
Common Council
March 24, 2026 (for CSM)

For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635

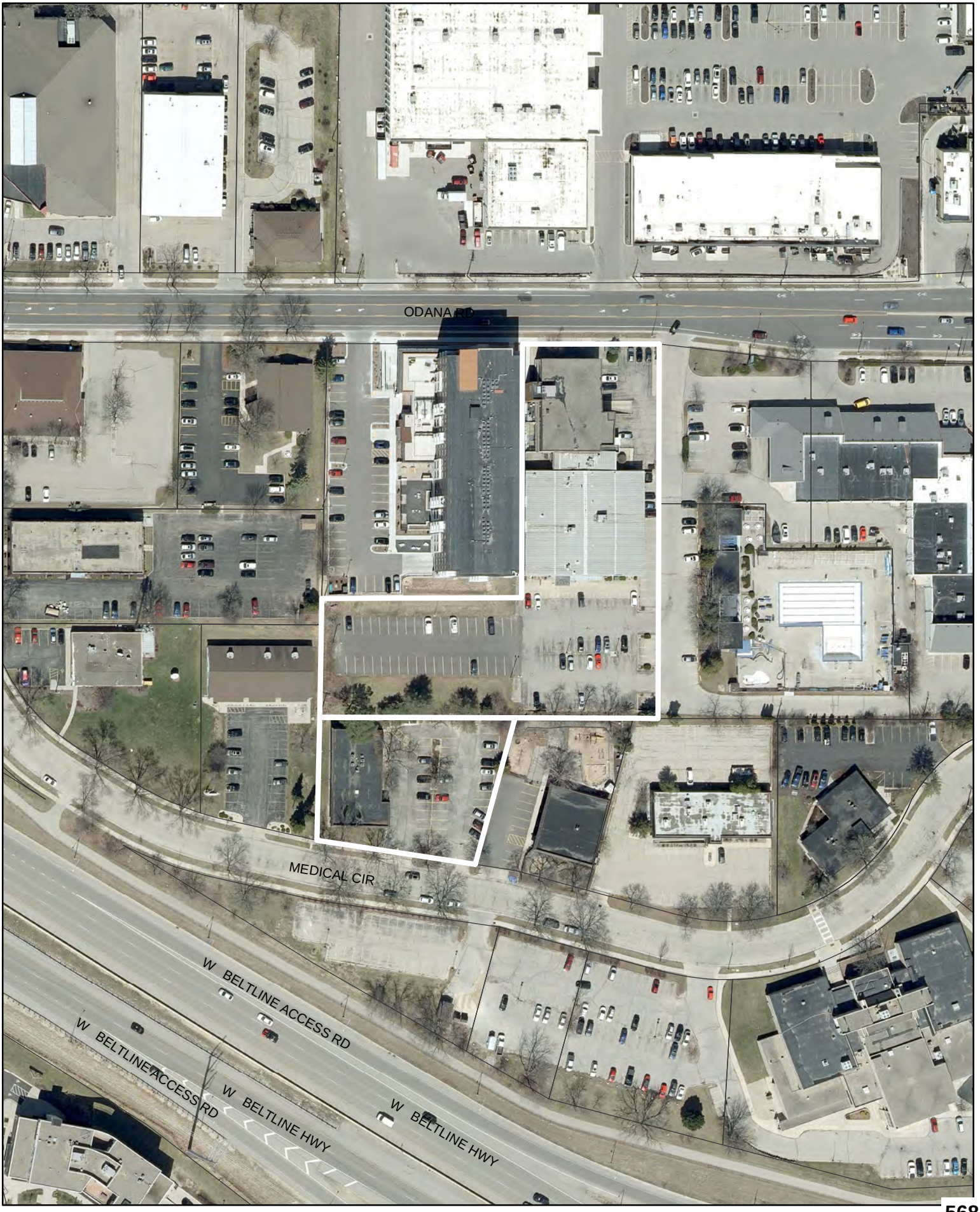


Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 2-25-

City of Madison

5555 Odana Road & 5534 Medical Circle



Date of Aerial Photography : Spring 2022

Department of Planning & Community & Economic Development
Planning Division
Meagan Tuttle, Director
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

****BY E-MAIL ONLY****

March 17, 2025

Todd Buhr
JSD Professional Services, Inc.
507 W Verona Rd Ste 500
Verona, WI 53593

RE: LNDCSM-2026-00002; Legistar ID 91514 – Certified Survey Map – 5555 Odana Rd & 5534 Medical Cir

Dear Todd Buhr:

Your one-lot certified survey of property located at 5555 Odana Road and 5534 Medical Circle, Section 30, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is proposed to be 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 or kkane@cityofmadison.com if you have questions regarding the following three (3) items:

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.

2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 608-266-4097 or jrquamme@cityofmadison.com if you have questions regarding the following twenty-two (22) items:

4. Supreme Court Centre Condominium has been removed. Provide an updated title report.

5. The west end of the Public Sidewalk and Bike Path easement shall not bend, but shall be extended to the property line to allow a future sidewalk to continue straight to the west.

6. The portion of vacated Medical Circle within this CSM shall be dimensioned and a note added that the area is subject to a reserved Easement for All Public and Private Utilities per Document No. 1341365. Note to applicant: this easement may be released by the City via separate document upon the conversion of the sewer within the easement to private lateral. Any release shall be prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required.

7. The 6' wide Public Utility Easement over the north side of existing Lot 5 of Medical Heights shall be noted to be released by separate document. The City release shall be prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The Applicant is responsible to obtain releases from the other utilities serving this area.

8. Revise the 10' Electric Easements to being Public Utility Easements. Add standard note for public utility easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.

9. Show the limits and label of the 25' Access Easement per CSM 2567, Doc No. 1536975 adjacent to the easterly property line of this site that benefits this site and the two adjacent parcels.

10. Correct the Driveway Easement per Doc No 2371258 to 2371259. The Driveway Easement Agreement shall be amended or restated as necessary to account for the new connection to Medical Circle and the additional lands benefitted by the common access areas. Provide a draft for review.

11. This site benefits from a 30' Wide Common Driveway Easement along the south 30 feet of the properties to the east per Document No 1027132, amended by Docs 1922512 and 2008960. It extends east to S Whitney Way from the southeasterly corner of this site. This shall be shown and noted on the CSM. Additionally, this site is benefitted by an Ingress and Egress easement per CSM 3988 in the southeasterly corner of Lot 2 of that CSM. A note shall be added to this CSM that it benefits from that easement.

12. The Second Joint Parking Agreement per Document No 2080845 is noted adequately on the CSM. Note that this agreement will need to be amended or released for the future planned development within this proposed CSM.

13. Add text to the Concrete Flume Easement that it was amended by Document No 5637510.

14. Label and show the limits of the 10' wide MG&E Underground Electric Easement Per Document No. 1555603

15. Show and label the 10' Wide Electric Easement per Doc No 1921781 whose last leg abuts the east line of this CSM. Generally in the same location as MG&E Easement per Doc No. 2116512.

16. Show the 10' Wide MG&E Underground Electric Easement area that is missing over the northerly 10 feet of this CSM, adjacent to Odana Road.

17. The new Public Utility Easement areas shall exclude already existing Public Utility Easement areas.

18. Provide signed and dated sheets. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)

19. The Northings and eastings on the CSM for the section corners are reversed. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

20. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

21. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.

22. Correct the sheet references for the Sidewalk and Bike Path Easements from sheet 6 to sheet 7.

23. Provide street widths of adjacent right of ways as required.

24. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.

25. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

a) Right-of-Way lines (public and private)
b) Lot lines
c) Lot numbers
d) Lot/Plat dimensions
e) Street names
f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at 608-266-5987 or smalloy@cityofmadison.com if you have questions regarding the following three (3) items:

26. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Odana Road.

27. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Medical Circle.

28. The applicant shall work with the Traffic Engineering, Engineering and Forestry Divisions on reducing the impact of the new sidewalk to the existing street trees on Medical Circle as much as possible.

Please contact Izzy Wilde of the Parks Division at 608-261-9671 or iwilde@cityofmadison.com if you have questions regarding the following three (3) items:

29. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25097. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

30. "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

31. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

Please contact Jeff Belshaw of the Water Utility at 608-261-9835 or jbelshaw@madisonwater.org if you have questions regarding the following one (1) item:

32. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-12). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please contact Melissa Hermann of the Office of Real Estate Services at 608-264-9297 or mhermann@cityofmadison.com if you have any questions regarding the following twelve (12) items:

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

34. 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).

35. 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.

36. 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….

37. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

38. 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.

39. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

    Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number_____, File ID Number _____, adopted on the ____ day of _____, 202__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

    Dated this ____ day of _____, 2025

    _____
    Lydia McComas, City Clerk
    City of Madison, Dane County Wisconsin

40. City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(5)(b)(5) and Wis. Stats. 236.21(2)(a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

    Approved for recording per the Secretary of the City of Madison Plan Commission.

    By: _____ Date: _____
    Matthew Wachter, Secretary of the Plan Commission

41. Register of Deeds Certificate: Please include a space for the Register to hand write the recording info on the date of recording, to appear similar to the following:

    Office of the Register of Deeds
    Dane County, Wisconsin
    Received for recording on _____, 20___ at ____o'clock__M, and
    recorded in Volume ___of CSMs on page(s)_____, Document No._____.

    _____
    Kristi Chlebowski, Register of Deeds

42. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Melissa Hermann (mhermann@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 (xx-xx-xx) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

43. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

44. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

Specific questions regarding the comments or conditions contained in this letter should be directed to the applicable staff contact from 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 March 24, 2026 meeting.

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.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, please follow the next steps:

- 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

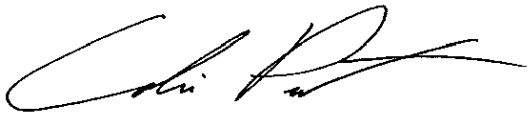
materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied.

- Once all agency conditions have been satisfied, the secretary or their designee will sign the Plan Commission approval certificate.
- If necessary for this CSM, the Planning Division will notify the City Clerk's Office 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.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
Planner

cc: Kathleen Kane, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Izzy Wilde, Parks Division
Jeff Belshaw, Water Utility
Melissa Hermann, Office of Real Estate Services

City of Madison

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

Master

File Number: 91902

File ID:	91902	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	02/06/2026
File Name:	CSM - 10201 Hazy Sky Pkwy (Sugar Maple Ln Ext)			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway (District 1).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, CSM Application.pdf, CSM Letter of Intent.pdf, Land Use Letter of Intent.pdf, Proposed CSM.pdf, Amended TR-P Project Plans.pdf, Staff Comments.pdf, Link to Rezoning Ord File 92007	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	02/06/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (3/16/26), Common Council (3/24/26)					
1	COMMON COUNCIL	02/24/2026	Refer	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Ald. Guequierre, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.					

Text of Legislative File 91902

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 VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway (District 1).

Body
WHEREAS a Certified Survey Map of property owned by VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway, 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

Rezoning and Certified Survey Map

Location

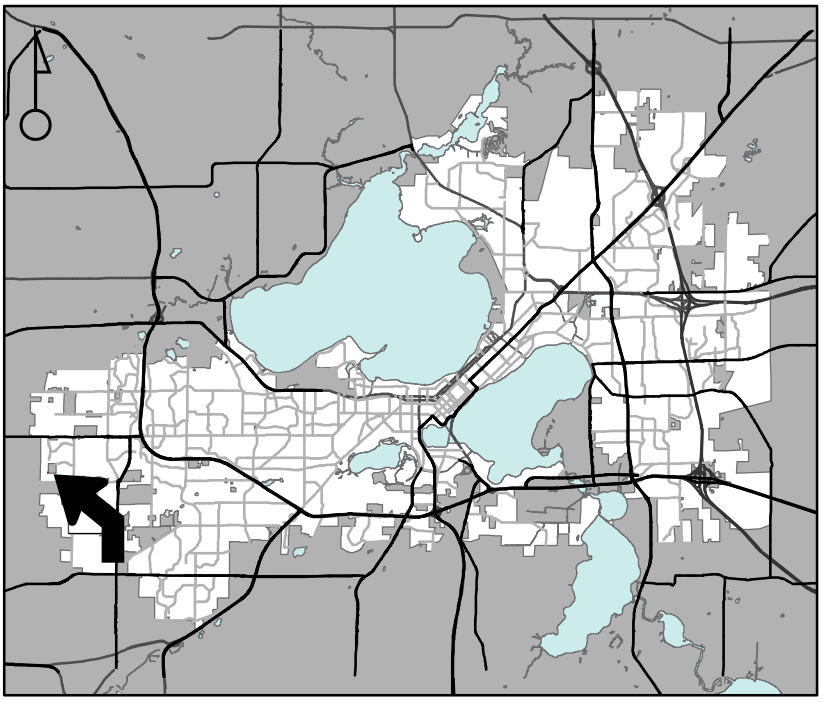
726 Sugar Maple Lane & 10201 Hazy Sky Pkwy

Applicant

Matt Brink, Veridian Homes
Brian Munson, Vandewalle & Assoc.
Brett Stoffregan, D'Onofrio Kottke & Assoc.

Requests

- Rezone from Temp. A to TR-P
- Create two single-family lots and one outlot for public path purposes, and dedicate Sugar Maple Lane right-of-way



Public Hearing Dates

Plan Commission

March 16, 2026

Common Council

March 24, 2026

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



Scale ; 1" = 400'

City of Madison, Planning Division : JC : Date : 2-10-

City of Madison

726 Sugar Maple Lane & 10201 Hazy Sky Parkway



Date of Aerial Photography : Spring 2022

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 1/31/26 10:39 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: VH Birchwood South, LLC Representative, if any: Matt Brink
Street address: 6801 South Towne Drive City/State/Zip: Madison, WI 53713
Telephone: (608) 226-3144 Email: [redacted]

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53717
Telephone: (608) 833-7530 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 719 and 726 Sugar Maple Lane, 10201 Hazy Sky Parkway
Tax Parcel Number(s): 070828386810, 070829419154, 070829419146
Zoning District(s) of Proposed Lots: TR-P, AG School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		0.38
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): ROW			0.46
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.01
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS		3	0.85

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Brett Stoffregan Signature: Brett Stoffregan

Date: 1/31/26 Interest In Property On This Date: Surveyor

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

January 31, 2026

City of Madison – Planning Department
(via email)

Re: Southern Addition to Birchwood Point/Sugar Maple Lane – Certified Survey Map

To whom it may concern:

Attached are the submittal materials for a Certified Survey Map (CSM) located at 719 and 726 Sugar Maple Lane and 10201 Hazy Sky Parkway, on the southwest side of Madison. The property consists of two existing platted outlots reserved for future development, along with a parcel of land recently attached to the City of Madison, via Attachment Ordinance 26-00007 (ID 91435) .

The purpose of this CSM is to dedicate public right-of-way to connect the existing dead ends of Sugar Maple Lane, fulfilling the developer's agreement for 1000 Oaks West Phase 1**,** and to create two single-family residential lots.

Thank you, and we look forward to your feedback.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Brett T. Stoffregan, PLS

VANDEWALLE & ASSOCIATES INC.

February 2, 2026

Jenny Kirchgatter
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Sugar Maple Road Extension
Traditional Residential-Planned Rezoning
TR-P Master Plan Amendment

Dear Jenny,

Veridian Homes is seeking a rezone for two single family homes as part of the annexation and extension of the Sugar Maple Road corridor. The two single-family homes were anticipated in the design of the Birchwood Point South neighborhood and is being facilitated by the elimination of the existing break in Sugar Maple Road between the Birchwood Point South and 1000 Oaks West Neighborhoods. These homes would be incorporated into the Birchwood Point South Neighborhood Master Plan, per the attached graphics.

We look forward to working with the City on the review and implementation of this amendment.

Sincerely,

Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Applicant

Veridian Homes, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Vice President of Land Development
mbrink@veridianhome.com
Phone: 608.226.3038

Property Owners

726 Sugar Maple Lane
VH Birchwood South LLC.
6801 South Town Drive
Madison, WI 53713

719 Sugar Maple Lane, 10201 Hazy Sky Parkway
Ronald J and Catherine L May
719 Sugar Maple Lane
Verona, WI 53593

Design Team

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Dan Day
dday@donofrio.cc

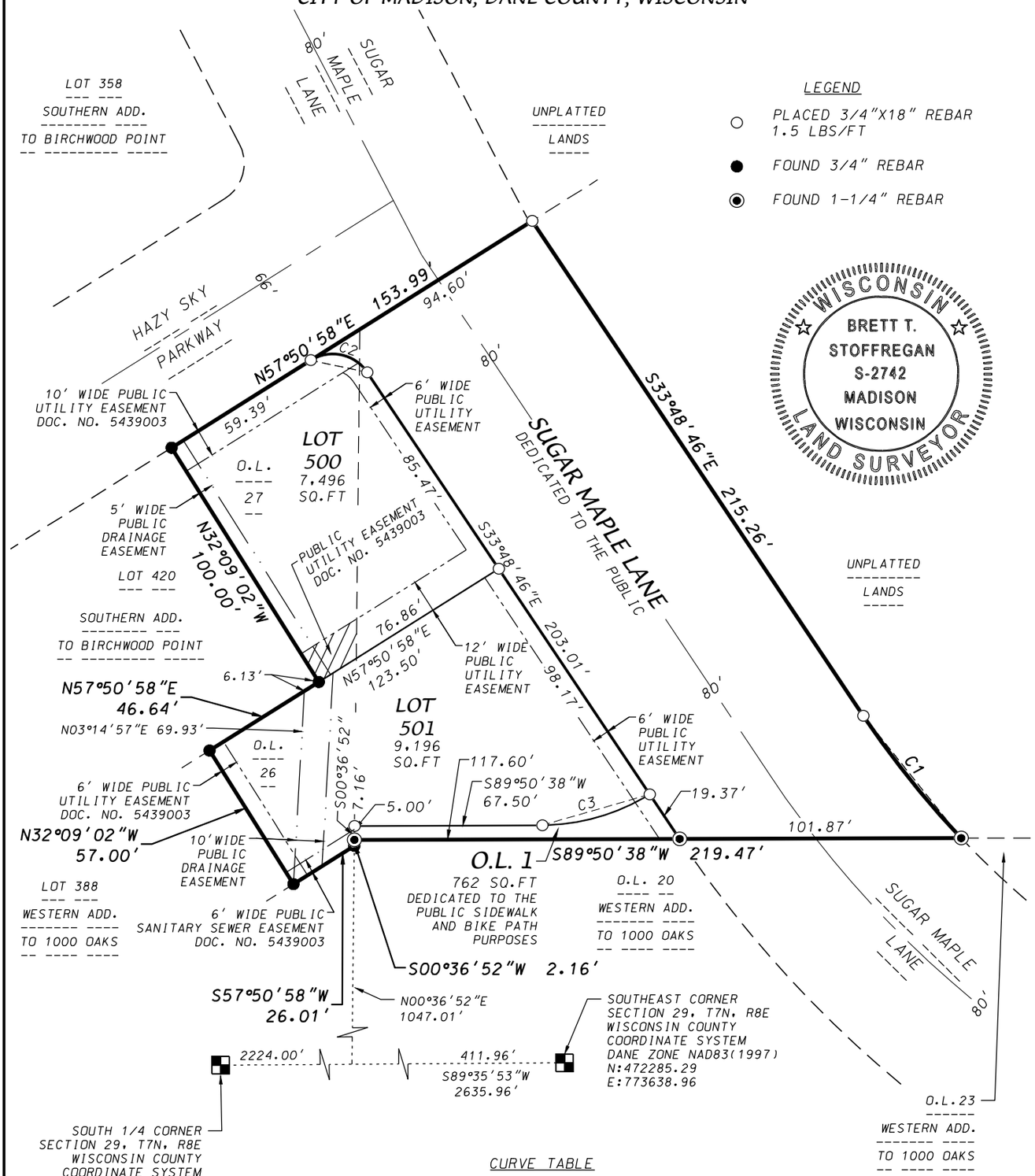
Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: 608.609.4410
Brian Munson
bmunson@vandewalle.com

Project Description

Existing Zoning:	726 Sugar Maple Lane	TR-P
	719 Sugar Maple Lane (portion)	AG
	10201 Hazy Sky Parkway	TR-P
Proposed Zoning:	TR-P	
Proposed Units	2 single family homes	
Acreage:	33,268 (.764 acres)	

CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NO.	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	335.00'	56.73'	56.66'	S38°39'50"E	09°42'08"	OUT-S43°30'54"E
C2	15.00'	23.13'	20.90'	N77°58'54"W	88°20'16"	
C3	75.00'	41.36'	40.84'	N74°02'38"E	31°36'00"	IN-S58°14'38"W

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE SOUTH LINE OF THE SE1/4 OF SECTION 29, T7N, R8E BEARS S89°35'53"W

0 50'
Scale 1" = 50'

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

DATE: January 31, 2026
F.N.: 25-07-103
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

SHEET: 1 OF 5

CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, 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 below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:
Outlots 26 and 27, Southern Addition to Birchwood Point, recorded in Volume 60-098A of Plats on pages 5374-542 as Document Number 5439003 in the Dane County Register of Deeds Office and unplatted lands, located in the SE1/4 of the SE1/4 of Section 29, T7N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1047.01 feet to the southeast corner of said Outlot 26 and point of beginning; thence S57°50'58"W, 26.01 feet to the southeast corner of Lot 388, Western Addition to 1000 Oaks; thence N32°09'02"W, 57.00 feet to northeast corner of said Lot 388, also being on the southeast line of Lot 420, Southern Addition to Birchwood Point; thence N57°50'58"E, 46.64 feet to the southeast corner of said Lot 420; thence N32°09'02"W, 100.00 feet to the northeast corner of said Lot 420, also being on the southeast right-of-way line of Hazy Sky Parkway; thence N57°50'58"E, 153.99 feet along said southeast right-of-way and the northeast extension thereof; thence S33°48'46"E, 215.26 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 335.00 feet, a chord which bears S38°39'50"E and an arc length of 56.73 feet to the existing north right-of-way line of Sugar Maple Lane and the northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along existing north right-of-way line and the north line of Outlot 20, Western Addition to 1000 Oaks to the northwest corner of said Outlot 20; thence S00°36'52"W, 2.16 feet along the West line of said Outlot 20 to the point of beginning. Containing 37,026 square feet (0.8500 acres).

Dated this 31st day of January, 2026

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

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

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 10 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 5 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be ten (10) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.

3. This Certified Survey Map is subject to the following recorded instruments:
   - Declaration of Protective Covenants, Conditions and Restrictions recorded as document nummber 5111295 and amended by document numbers 5460436, 5517973, 5670646, 5765111, 5931064 and 5969333.

4. Public Utility Easements shown hereon are for the use of public bodies and private public utilities having the right to serve the area.

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

SHEET: 2 OF 5

DATE: January 31, 2026
F.N.: 25-07-103
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH Birchwood South, 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 limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. VH Birchwood South, LLC further certifies that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said VH Birchwood South, LLC has caused these presents to be signed this _____day of_____, 2026.

VH Birchwood South, LLC
By: Forgewell Building Group, LLC, its Sole Member

_____
Chris Ehlers, Authorized Representative

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this_____day of_____, 2026, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires_____ _____
Notary Public, Dane County, Wisconsin

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

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

SHEET: 3 OF 5

DATE: January 31, 2026
F.N.: 25-07-103
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET_____

CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS
LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Y-Not 1, LLC, a Wisconsin limited liability company and mortgagee of a portion of the herein described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate hereon.

IN WITNESS WHEREOF, the said Y-Not 1, LLC has caused these presents to be signed on this_____day of_____, 2026.

Y-Not 1, LLC

_____
Tony Heinrichs, Member

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this_____day of_____, 2026, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires_____ _____
Notary Public, Dane County, Wisconsin

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

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

SHEET: 4 OF 5

DATE: January 31, 2026
F.N.: 25-07-103
C.S.M. NO. _____
DOC. NO. _____
VOL._____ SHEET_____

CERTIFIED SURVEY MAP

OUTLOT 26 AND OUTLOT 27, SOUTHERN ADDITION TO BIRCHWOOD POINT AND UNPLATTED LANDS LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, 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 Resolution Number_____, File ID Number_____, adopted on the_____day of _____, 2026 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_____, 2026.

_____
Lydia A. McComas, Clerk, 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 of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2026 at _____.M. and recorded in Volume_____of Certified Survey Maps on Pages_____ as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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

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

SHEET: 5 OF 5

DATE: January 31, 2026
F.N.: 25-07-103
C.S.M. NO. _____
DOC. NO. _____
VOL._____ SHEET_____

Jan 31, 2026–10:24am U:\User\2507103\Drawings\2507103 CSM.dwg 5 OF 5

O.L. 12
1.30 ACRES

O.L. 13

O.L. 14

MAPPED WETLAND

Watts Road

O.L. 16

O.L. 17

O.L. 18

O.L. 19

O.L. 20

O.L. 21

O.L. 22

O.L. 23

O.L. 24

O.L. 25

O.L. 26

PARK
(5.5 ACRES)

STORMWATER
(1.9 ACRES)

STORMWATER
(7.0 ACRES)

MAPPED WETLANDS

SUGAR MAPLE LANE

BLUE CRANE RUN

LADY BUG LANE

LOT TYPE	UNITS	%
TWINS - FRONT LOADED	54	27.6%
TWINS - ALLEY	34	17.3%
GARDEN - 31	0	0.0%
COTTAGE - 37	7	3.6%
VILLAGE - 45	14	7.1%
MEADOW - 51	0	0.0%
TERRACE - 59	62	31.6%
MANOR - 65	25	12.8%
TOTAL	196	100%

Future Development

0 200

Adopted: 11.17.20
VANDEWALLE & ASSOCIATES INC.
© 2020

ADOPTED NEIGHBORHOOD PLAN

South Addition to Birchwood Point

MADISON, WISCONSIN

VERIDIAN HOMES

O.L. 12
1.30 ACRES

O.L. 13

O.L. 14

MAPPED WETLAND

Watts Road

Area of Change

Sugar Maple Lane

PARK
(5.5 ACRES)

STORMWATER
(1.9 ACRES)

STORMWATER
(7.0 ACRES)

MAPPED WETLANDS

SUGAR MAPLE LANE

LOT TYPE	UNITS	%
TWINS - FRONT LOADED	54	27.3%
TWINS - ALLEY	34	17.2%
GARDEN - 31	0	0.0%
COTTAGE - 37	7	3.5%
VILLAGE - 45	14	7.1%
MEADOW - 51	0	0.0%
TERRACE - 59	63	31.8%
MANOR - 65	26	13.1%
TOTAL	198	100%

Future Development

0 200

Revised: 1.29.26
VANDEWALLE & ASSOCIATES INC.
© 2026

PROPOSED NEIGHBORHOOD PLAN

South Addition to Birchwood Point

MADISON, WISCONSIN

VERIDIAN HOMES

PLANNING DIVISION STAFF REPORT

March 16, 2026

PREPARED FOR THE PLAN COMMISSION

Project Address:	**726 Sugar Maple Lane and 10201 Hazy Sky Parkway**
Application Type:	Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID #	92007 and 91902
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, Veridian Homes; 6801 South Towne Drive; Madison.

Property Owners: VH Birchwood South, LLC; 6801 South Towne Drive; Madison; Ronald J. May and Catherine L. Moore; 719 Sugar Maple Lane; Verona.

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

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

Requested Actions: Consideration of a request to rezone 726 Sugar Maple Lane from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District); and approving a Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to create two lots in TR-P zoning, and one outlot for public sidewalk and path purposes.

Proposal Summary: The applicant is requesting to rezone 29,675 square feet (0.68 acres) of land recently attached to the City of Madison from the Town of Middleton to the TR-P zoning district and requesting approval of a Certified Survey Map (CSM) to divide that land as well as two outlots for future development created by the Southern Addition to Birchwood Point subdivision into two lots for single-family detached dwellings. The proposed CSM will also create a small outlot over a portion of which a public multi-purpose path will be constructed and dedicate right of way for the extension of Sugar Maple Lane. The CSM will be recorded as soon as all regulatory approvals have been granted. The "missing" approximately 300-foot long section of Sugar Maple Lane between Hazy Sky Parkway and Blue Crane Run will be constructed through the subject site by the City later this year.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(4) of the amended Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State's subdivision statute, Wis. Stats. 236, requires that a Certified Survey Map be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The CSM was submitted to the City on February 2, 2026. Therefore, the 90-day review period is scheduled to expire on May 3, 2026.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies on the proposed land division beginning on **page 5** of this report.

Background Information

Parcel Location: Approximately 37,026 square feet (0.85 acres) immediately southeast of the intersection of Sugar Maple Lane and Hazy Sky Parkway; Alder District 1 (Duncan); [Future] Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-P (Traditional Residential–Planned District) and Temporary A (Agricultural District).

Surrounding Land Use and Zoning: The parcels generally located to the west, north and south of the subject are developed with single-family detached residences on individual lots in the Southern Addition to Birchwood Point and Western Addition to 1000 Oaks subdivisions in TR-P (Traditional Residential–Planned District) zoning. The land directly south of the subject site is developed with a City of Madison stormwater management pond outlot. The property to the northeast remains in the Town of Middleton and is developed with a single-family residence and accessory buildings.

Adopted Land Use Plans: The Pioneer Neighborhood Development Plan as amended in 2018 recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for "Other Open Space and Stormwater Management."

The Comprehensive Plan as amended through 2024 generally follows the recommendations in the Pioneer Neighborhood Development Plan, recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), while the HM2 areas are recommended for Low-Medium Residential (LMR). The land recommended for open space and stormwater management is identified for Park and Open Space (P) in the Comprehensive Plan.

Environmental Corridor Status: There are no mapped environmental corridors on the subject site.

Public Utilities and Services: The property is located in the Central Urban Service Area (CUSA). The subject site will be served by a full range of urban services, with the exception of Metro Transit, which does not currently provide all-day bus service west of Junction Road and S Pleasant View Road.

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District). The conformance of the proposed lots with the minimum area requirements of the TR-P district will be discussed in the 'Analysis' section of this report.

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with the CSM)
No:	Urban Design, Wellhead Protection, Landmarks, Floodplain, Wetlands, Waterfront Development, Transit-Oriented Development (TOD) Overlay District, Barrier Free, Shoreland Zoning, Adjacent to Parkland
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Previous Related Approvals

On April 10, 2018, the Common Council approved a request to rezone land generally addressed as 10202-10304 Valley View Road from SR-C1 (Suburban Residential–Consistent 1 District) and PR (Parks and Recreation District) to TR-P (Traditional Residential–Planned District); and approved the preliminary plat and final plat of *Southern Addition to Birchwood Point*, creating 130 lots single-family detached residences, 45 two-family twin-homes on 90 lots, two outlots for public parkland, three outlots to be dedicated to the public for stormwater management, five outlots for future development, and two outlots for private open space. On March 19, 2018, the Plan Commission approved a demolition permit for a single-family residence at 10202 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision. The final plat was recorded on September 5, 2018. Two of the outlots created for future development with the plat, Outlots 26 and 27, are part of the land to be divided by the proposed CSM.

On April 16, 2019, the Common Council approved a request to rezone land generally addressed as 10024 Valley View Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District), and TR-P (Traditional Residential–Planned District) to TR-P; and approved the preliminary plat of *Western Addition to 1000 Oaks,* creating 86 lots for single-family detached residences, four two-family dwelling twin-homes on eight lots (eight units), one lot for the future development of up to 110 multi-family units, one outlot to be dedicated to the public to expand Birchwood Point Park, two outlots to be dedicated for public alleys, two outlots to be dedicated to the public for stormwater management, and one outlot for future development. On March 25, 2019, the Plan Commission approved a demolition permit to demolish the single-family residence at 10024 Valley View Road and recommended approval of the proposed zoning map amendment and subdivision.

On July 2, 2019 and September 1, 2020, the Common Council approved the final plat of *Western Addition to 1000 Oaks.* The final plat was recorded on September 16, 2020.

On January 27, 2026, the Common Council approved the attachment of 33,268 square feet (0.764 acres) of land generally addressed as 719 Sugar Maple Lane to the City from the Town of Middleton. The attachment took effect at 12:01 AM on February 2, 2026. The land was assigned Temporary A zoning at the time of attachment.

Project Description

The applicant, Veridian Homes, is requesting approval of a zoning map amendment and Certified Survey Map (CSM) to allow three undeveloped parcels addressed as 726 Sugar Maple Lane (2) and 10201 Hazy Sky Parkway to be divided into two lots for future single-family detached residences in TR-P zoning. The CSM will also create a 762 square-foot outlot to be dedicated to the City for public sidewalk and bike path purposes and will dedicate right of way for the completion of Sugar Maple Lane.

Two of the parcels included in the proposed CSM were created as outlots for future development with the plat of Southern Addition to Birchwood Point, which also dedicated the section of Sugar Maple Lane northwest of the subject site, as well as the right of way for Hazy Sky Parkway. Outlot 27 of the plat (addressed as 10201 Hazy Sky) is a 4,823 square-foot parcel with 80.4 feet of frontage on Hazy Sky Parkway, while Outlot 26 (726 Sugar Maple) is a landlocked 2,528 square-foot parcel located to its south. Both outlots are zoned TR-P. The rest of the subject site is comprised of 29,675 square feet (0.68 acres) of land that was recently attached to the City from the Town of Middleton from a larger parcel addressed as 719 Sugar Maple Lane. The remaining 20.8 acres of 719 Sugar Maple containing a single-family residence and accessory buildings remain in the Town pending a future

attachment. The right of way of Sugar Maple Lane also adjoins a portion of the southern line of the overall 37,026 square-foot (0.85-acre) site.

At present, Sugar Maple Lane exists as a public thoroughfare in two sections: from Mineral Point Road to Hazy Sky Parkway, and from the southern edge of the subject site to Hill Creek Drive in the Hawks Landing Golf Club subdivision south of Valley View Road. The section of Sugar Maple between Mineral Point Road and Valley View Road is identified in the Pioneer Neighborhood Development Plan as a north-south collector street. Following approval and recording of the proposed CSM, the City will construct the missing segment of Sugar Maple Lane as a public project, including the extension of water and sanitary sewer to serve the proposed lots. Construction of the street is planned to commence this September and be completed in about two months. The City project will also include construction of a one-block long segment of public multi-purpose path between Sugar Maple Lane and Old Timber Pass, including over a portion of Outlot 1 of the proposed CSM.

Analysis & Conclusion

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." The Comprehensive Plan notes that sub-area plans (neighborhood, area, etc.) are adopted as "a supplement to the Comprehensive Plan" to reflect their function and status in providing more detailed planning recommendations than are often needed to effectively implement the Comprehensive Plan. The Comprehensive Plan provides a long-term, broad, generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

The subject site is located within the boundaries of the Pioneer Neighborhood Development Plan, which recommends that most of the subject site and surrounding properties be developed with a combination of Residential Housing Mix (HM) 1 and HM2. The southernmost portion of the subject site is recommended for "Other Open Space and Stormwater Management." According to the Pioneer Neighborhood Development Plan, the predominant housing type in the HM1 category is detached single-family housing on individual lots, with limited opportunities for other lower-density housing types such as duplexes or townhouses at appropriate locations. The HM2 category is predominately also a single-family designation. However, homes in HM2 are often on smaller lots and there is a greater share of other housing types compatible with single-family homes, including duplexes, four-unit dwellings, townhouses, and small-scale apartment buildings. The Comprehensive Plan as amended through 2024 generally follows the recommendations in the Pioneer Neighborhood Development Plan, recommending the HM1 areas in the neighborhood development plan for Low Residential (LR), the HM2 areas for Low-Medium Residential (LMR), and the land recommended for open space and stormwater management for Park and Open Space (P).

The Planning Division believes that the rezoning of the recently attached portion of the subject site to TR-P for the purpose of constructing single-family residences on Lots 500 and 501 of the related CSM is consistent with the above plan recommendations. The proposed lots will meet the dimensional requirements for the TR-P district, which requires a minimum of 2,900 square feet of area and 30 feet of width for a lot to be developed with a single-family dwelling. Finally, the proposed dedication and planned construction of Sugar Maple Lane as a result of this CSM will allow an important part of the planned street network in the Pioneer neighborhood to be implemented.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00747, rezoning 726 Sugar Maple Lane from Temp. A to TR-P, and the Certified Survey Map of 726 Sugar Maple Lane and 10201 Hazy Sky Parkway to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow for the land division:

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

City Engineering Division (Contact Kathleen Kane, (608) 266-4098)

1. A Phase 1 environmental site assessment (per ASTM E1527-13), 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 Environmental Review (environmentalreview@cityofmadison.com).

2. This property is not currently located within the Madison Metropolitan Sewerage District (MMSD) service area. This property will require a petition for annexation to the MMSD district by the Planning Division and there will be fees due for all properties within the lands that are annexed. Properties cannot connect to City sewer until the properties are included in the MMSD service area. [Note: The Planning Division will be submitting an request to annex the recently attached land to MMSD within the next 30 days.]

3. Each proposed lot shall have a separate sanitary sewer lateral.

4. Public infrastructure improvements adjacent to the lots created by the CSM will be constructed by the City under project number 15417. The applicant shall coordinate public sidewalk grades and public utility services serving the lots with the City project engineer. Information on the City project can be found the following link: www.cityofmadison.com/business/pw/contracts/details.cfm?ContractNumber=8799.

5. Madison-Pioneer-Midtown Central Urban Service Area Amendment fees will be due for this property.

6. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer Impact Fee Districts ($92.87/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.

7. This development is subject to impact fees for the Lower Badger Mill Creek Stormwater Management Impact Fee Districts ($207.30/ 1,000 square feet). All impact fees are due and payable at the time building permits are issued per MGO Chapter 20.

8. Add the following note on the face of the CSM: “Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

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

10. 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 Jeffrey Quamme, (608) 266-4097)

11. Grant a public sanitary sewer easement to the City over the entirety of Outlot 1. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required language.

12. The public storm water drainage easement being granted to the City on the face of this Certified Survey Map shall include required terms and conditions. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required easement language.

13. Provide dimensions as necessary to accurately locate the southwesterly side of the 12-foot public utility easement over the southeasterly side of proposed Lot 500.

14. Modify the language of the general easements for drainage purposes whereas the easements shall be five (5) feet wide along the perimeter of this Certified Survey Map to avoid conflict with zoning setbacks.

15. As required by ordinance, provide private easements or private outlots to accommodate the current USPS-required centralized delivery of mail using Cluster Box Units (CBUs). Provide the draft document that will be recorded to provide CBU access for the two new lots being created by this CSM. The document shall be recorded immediately after the CSM has been recorded.

16. Add the ordinance for the attachment of lands to the City of Madison per Document No. 6077960 to the updated title report prior to final sign-off.

17. Provide a copy of the instrument for the conveyance of lands from May/Moore to VH Birchwood South, LLC prior to final sign-off.

18. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's Office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com).

19. Prior to City Engineering Division final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme, City Engineering (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.

20. Label the adjoining Outlot 20 of Western Addition to 1000 Oaks.

21. 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 William Putnam, (608) 267-8713)

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

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

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

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

22. The proposed CSM and TR-P Master Plan alteration are consistent with the approved TR-P Master Plan for the Birchwood Point South neighborhood.

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

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

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

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

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

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

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

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

Assessor Review (Contact Carlos Aguilar Velin, (608) 267-8791)

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

Parks Division (Contact Izzy Wilde, (608) 261-9671)

23. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district.

24. A total of 863 square feet worth of impact fees are due on this lot. There was a slight over dedication of parkland in the original plat for this subdivision leading to a reduction in impact fees due on this lot. Please reach out to Izzy Wilde with any questions.

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

25. 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. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES final sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final sign-off.

26. 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).

27. 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.

28. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

29. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

30. As of March 2, 2026, real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f)(3), 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.

31. As of March 2, 2026, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).

32. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the initial title report, dated January 20, 2026, submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

33. The owner shall email the document number of the recorded CSM to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) when the recording information is available.

34. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

35. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact a Real Estate Specialist with ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.

36. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

City of Madison

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

Master

File Number: 92192

File ID:	92192	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	03/03/2026
File Name:	Authorizing Westport Cooperative Plan			**Final Action:**	

Title: Authorizing the City to Enter into a Cooperative Plan Between the Town of Westport, the Cities of Madison and Middleton, and the Villages of Deforest and Waunakee.

Notes:

Sponsors:	Satya V. Rhodes-Conway And Carmella Glenn	**Effective Date:**	
Attachments:	Westport Cooperative Plan_03-03-26.pdf, Public Comments.pdf, CARPC Comments_03-03-26.pdf, Link to Resolution 90702	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/03/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (3/16/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	PLAN COMMISSION		03/16/2026	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	03/16/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 92192

Fiscal Note
The proposed resolution authorizes the City to enter into a Cooperative Plan with Town of Westport, City of Middleton, Village of DeForest, and Village of Waunakee. If the Cooperative Plan is approved and goes into effect with the incorporation of the Town of Westport, it will

result in the addition of roughly 283 acres of land to Madison. However, the property that will be added to Madison is either owned by the City of Madison or the State of Wisconsin, and thus will not generate any additional property tax revenue. In addition, there should be minimal impact upon City operations by the addition of these undeveloped lands to the City. No additional City appropriation required.

Title
Authorizing the City to Enter into a Cooperative Plan Between the Town of Westport, the Cities of Madison and Middleton, and the Villages of Deforest and Waunakee.
Body
WHEREAS, on October 4, 2024, the Town of Westport filed a petition for incorporation expressing its intent to incorporate as the Village of Westport under Wis. Stat. §66.0203 as soon as permitted to do so. The City of Madison, along with the City of Middleton, the Village of DeForest and the Village of Waunakee were all added as parties to the incorporation action; and,

WHEREAS, following a hearing on December 4, 2024, the Circuit Court found that Westport's incorporation petition was in proper form and ordered that the petition be referred to the incorporation review board for further proceedings consistent with State statute; and,

WHEREAS, since the Court's order, staff and officials from the Town of Westport, the Villages of DeForest and Waunakee, the Cities of Middleton and Madison (the "Parties") have engaged in discussions related to the Westport incorporation petition, which petition raises numerous intergovernmental issues by and between the Parties; and,

WHEREAS, as part of the discussions, the Parties discussed the possibility of preparing a Cooperative Plan pursuant to Wis. Stat. § 66.0307 to address many of the issues that have been raised in the process, including boundary related issues by and between the Parties; and,

WHEREAS, on December 9, 2025, pursuant to Wis. Stat. § 66.0307(4)(a), the Common Council, by RES-25-00673 (File No. 90702), authorized the City to participate in the preparation of a cooperative plan with the Parties. Similar authorizations were also adopted by the other Parties; and,

WHEREAS, following discussions, and a joint public hearing conducted on February 11, 2026 as required under Wis. Stat. § 66.0307(4)(c), and the consideration of comments made on the proposed plan, the Parties have agreed to terms on a final version of a Cooperative Plan between themselves pertaining to the Town of Westport area; and,

WHEREAS, while the City of Madison does not have a lot at stake in Westport's incorporation petition due to the topographical constraints in its boundary area with the Town (notably, the Yahara River and the Cherokee Marsh), it is in the City's interest to enter into a cooperative plan with the other Parties to further the City's interests of intergovernmental and regional cooperation. The Plan will be contingent upon the incorporation of the Village, and if that occurs it will see approximately 283 acres of territory attached to Madison, all of which is either City owned or State of Wisconsin owned lands making up the Cherokee Marsh area. This will finalize the City's northern boundary with Westport in a manner consistent with the City's long-term plans. It will also eliminate and prevent the creation of any Westport islands within the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Mayor and City Clerk are authorized to execute the Cooperative Plan Between the Town of Westport, the Cities of Madison and

Middleton, and the Villages of Deforest and Waunakee as prepared under Wis. Stat. § 66.0307, the final version of which is attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute any related documents in a form approved by the City Attorney; that the City Attorney is hereby directed to work with the other Parties to submit the said Cooperative Plan, together with all written comments and other supporting documents, to the State of Wisconsin Department of Administration for approval in accordance with Wis. Stat. § 66.0307; and the City Attorney and other necessary City staff shall cooperate with the other Parties and the Department, and shall participate in all Department proceedings regarding the said Cooperative Plan.

COOPERATIVE PLAN BETWEEN
THE TOWN OF WESTPORT, CITIES OF MADISON AND MIDDLETON, AND VILLAGES OF DEFOREST AND WAUNAKEE

The Town of Westport ("**Westport**"), the Cities of Madison ("**Madison**") and Middleton ("**Middleton**"), and the Villages of DeForest ("**DeForest**") and Waunakee ("**Waunakee**"), all located within Dane County and collectively referred to as the "**Parties**", hereby enter into this Cooperative Plan (the "**Plan**") under the authority of Wis Stat. §66.0307.

Recitals

A. Westport published a Notice of Intent to Circulate a Petition for Incorporation on September 20, 2024, filed its incorporation petition on October 4, 2024, and intends to incorporate as a village under Wis. Stat. §66.0203 as soon as permitted to do so. Exhibit 2 contains two maps. Exhibit 2.1 shows the current boundaries of Westport and the changes proposed by this Plan. Exhibit 2.2 shows the boundaries of Westport following incorporation and implementation of the boundaries made by this Plan,or such other boundaries as approved pursuant to Wis. Stat. §66.0203, so long as the incorporation is consistent with this Plan.

B. The Parties have met several times to discuss the potential incorporation of Westport and any possible concerns that may stem from Westport's incorporation.

C. As a result of those meetings, the Parties have agreed to enter into this Plan.

D. In accordance with Wis. Stat. §66.0307(2)(a) the Parties intend that specified boundary line changes shall occur during the planning period at the approximate dates set forth within this Plan.

E. The Parties enter into this Plan for the purpose of establishing permanent boundaries and limiting extraterritorial zoning, land division, and official mapping controls once the Village of Westport is incorporated.

NOW, THEREFORE, in consideration of the above recitals, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by all Parties, the Parties enter into this Plan under the authority of Wis. Stat. § 66.0307 and on the following terms, and petition the State of Wisconsin Department of Administration for approval, in accordance with statutory procedures and time frames.

Section 1: Participating Municipalities.

This Cooperative Plan applies to Westport, Madison, Middleton, DeForest and Waunakee, located in Dane County, Wisconsin, which respective boundaries are shown on Exhibit 1.

Section 2: Contact Persons.

The following persons and their successors are authorized to speak for their respective municipalities regarding this Plan.

Town of Westport
Town Chairperson
John Cuccia
608-849-4372
chair@townofwestport.org

City of Madison
Director, Planning Division
Meagan Tuttle
(608) 266-5974
mtuttle@cityofmadison.com

City of Middleton
Mayor
Emily Kuhn
608-821-8350
mayor@cityofmiddleton.us

Village of DeForest
Village Administrator
Bill Chang
608-301-6659
changb@deforestwi.gov

Village of Waunakee
Village President
Kristin Runge
608-850-8500
krunge@waunakee.com

Section 3: Territory Subject to Plan.

The territory subject to this Plan is all the territory located in Town 8 North, Range 9 East in Dane County, Wisconsin as depicted on Exhibit 1.

Section 4: Purpose of the Plan.

The Plan is intended to achieve the general purpose described in Wis. Stat. §66.0307(3)(b), which is to guide and accomplish a coordinated, adjusted, and harmonious development of the territory covered by the Plan consistent with each existing participating municipality's

comprehensive plan. The Parties have further identified the following specific purposes of this Plan:

1. Eliminate Jurisdictional Islands. As a result of annexations of Westport territory over the years, numerous Westport town islands have been created within Madison, Middleton and Waunakee, which the parties agree should be transferred to Madison, Middleton and Waunakee, respectively upon incorporation. Westport agrees to transfer those areas to either Madison, Middleton or Waunakee, as appropriate, in order to eliminate the jurisdictional islands and facilitate efficient governance and provision of municipal services for the properties so transferred.

2. Provide Area for Growth. The incorporation of Westport would preclude further annexation of Westport territory into the other municipalities. The Parties have agreed to modify their respective boundaries in order to provide the potential for further growth and economic development of the other municipalities. This Plan is also intended to provide permanent open space to visually distinguish Westport and DeForest as recommended in Objective 3.1 of the 2017 Waunakee-Westport Cooperative Plan.

3. Eliminate Irregular Boundaries. As a result of annexations of Westport territory over the years, the municipal boundaries of Westport with the adjoining municipalities are irregular and inharmonious. The Parties have agreed to transfer areas set forth in the Plan in order to provide more harmonious boundaries and minimize the number of islands.

4. Support for Incorporation. Madison, Middleton, DeForest and Waunakee agree that they will not actively oppose Westport's incorporation, and all parties agree to waive any right to commence or maintain any action to contest or challenge the validity or enforceability of the incorporation so long as the incorporation is consistent with this Plan, provided this Plan has been approved pursuant to Wis. Stat. §66.0307(5) prior to the time established for a request for hearing under Wis. Stat. §66.0203(9)(b).

5. Reduce Intergovernmental Competition. The Plan was developed in recognition of the multiple jurisdictions with an interest in the cooperative boundary area. This Plan will allow the Parties to move forward in planning for the delivery of services to their respective areas so that there will not be competition between the Parties, property owners, and developers.

Section 5: Consistency with Comprehensive Plans.

1. All of the Parties maintain a Comprehensive Plan developed under Wis. Stat. §66.1001 entitled, with each's last update date, as follows:

   a. Westport - Waunakee-Westport Joint Comprehensive Plan 2017

   b. Madison - City of Madison Comprehensive Plan, Amended Sept. 10, 2024

c. Middleton - City of Middleton Comprehensive Plan 2023

d. DeForest - Village of DeForest Comprehensive Plan 2023

2. This Plan is consistent with the Parties' respective comprehensive plans as evidenced by the following:

a. Consistency with the Waunakee-Westport Joint Comprehensive Plan 2017.

i. The Waunakee-Westport Joint Comprehensive Plan includes an intent to "ensure community separation between the urbanized portions of the Waunakee-Westport community and neighboring municipalities". This Plan facilitates that intent by transferring land from Waunakee to Westport to increase community separation in an area where Madison, Waunakee and Westport would otherwise have boundaries less than ¼ mile from one another. The separation between Waunakee and Madison increases to 1.5 miles because of this Plan.

ii. The Waunakee-Westport Joint Comprehensive Plan expresses an intent to "consider the adoption of boundary agreements with neighboring jurisdictions. Waunakee will consider agreements with the Towns of Vienna and Springfield. Westport will consider an agreement with the Village of DeForest." This Plan comprises cooperative boundary components between Westport and its four adjoining municipalities. Each of these components provide for the transfer of land from Westport to the respective jurisdictions. The scope of each of the transfers was negotiated with each jurisdiction to strike a balance between providing for the growth needs of the municipality while protecting the integrity of Westport's boundary.

b. Consistency with the City of Madison Comprehensive Plan 2024.

i. Madison's comprehensive plan indicates an intent to "[w]ork with area municipalities and regional entities to preserve long-term options for efficient City expansion". Actions to implement that strategy include "meet with area municipalities to share and discuss community goals and growth plans," and "continue to enter into intergovernmental agreements with neighboring municipalities when it is beneficial to do so." This Plan transfers land along the shared boundary between Madison and Westport from Westport to Madison. The scope of the transfer was negotiated and meets the Comprehensive Plan's desire to avoid land use and annexation conflicts while establishing a long-term boundary.

ii. A goal stated in Madison's comprehensive plan is to "[p]ursue improvements to transit service in peripheral areas and adjacent municipalities". Westport's comprehensive plan has a similar goal to "collaborate with neighboring

jurisdictions to connect regional bike paths. … Coordinate the planning of mass transit and alternative transportation modes between neighboring jurisdictions". Section 7 of the Plan commits the Parties to work together in good faith to address regional transportation issues, including with respect to transit and regional paths.

c. Consistency with the City Of Middleton Comprehensive Plan 2023.

i. Middleton's comprehensive plan states the "City of Middleton will continue to implement existing intergovernmental agreements with surrounding communities and will work collaboratively on future municipal boundary changes, sewer service areas, extraterritorial decisions, and planning". This Plan transfers land from Westport to Middleton to provide future growth areas for Middleton. The scope and timing of the transfers was negotiated to meet the growth needs of Middleton while protecting the territorial integrity of Westport.

ii. Westport's comprehensive plan encourages the Town to evaluate the use of intergovernmental service agreements in situations where new or existing development in one jurisdiction may be most efficiently and cost-effectively served by another municipality's facilities. This Plan was initiated in the context of the incorporation of the Town of Westport as the Village of Westport and to cooperatively set the boundaries with each of the four municipalities adjacent to Westport.

d. Consistency with the Village of DeForest Comprehensive Plan 2023.

i. The DeForest comprehensive plan states an intent to "consider new intergovernmental boundary and land use agreements with Westport. The northeast corner of the Town of Westport is within DeForest's extraterritorial land division review jurisdiction and includes an area suggested in DeForest's plan for its future expansion. This area is west of the Village's successful Tax Incremental District #8 economic development area and the Yahara River corridor. This Plan is the result of discussions between DeForest and Westport to ensure DeForest has sufficient land to grow in the northeast corner of Westport and there remains a sense of separation between the two municipalities. The scope of the boundary change was negotiated between the parties and strikes a balance between the growth needs of DeForest and the territorial integrity of Westport.

ii. The Westport comprehensive plan states an intent to "consider an intergovernmental agreement with the Village of DeForest." This Plan was negotiated by Westport and its four adjoining municipalities, including DeForest. Each of the four components of the Plan provides for the transfer of land from Westport to the respective jurisdiction. The scope of each of the transfers was negotiated with each jurisdiction and strikes a balance between

providing for the growth needs of the municipality while protecting the integrity of Westport's boundary.

iii. The DeForest comprehensive plan identifies, as one of its objectives, to "[p]rotect and preserve environmental corridors given their multiple benefits to flood control, scenic beauty, recreation, public health, and wildlife habitat," and establishes a policy to "Assist nearby municipalities in their efforts to protect large tracts of farmland for long-term agricultural production, in mutually agreed areas, such as Agricultural Preservation Areas on Map 5-1 and other areas so identified in the Dane County Farmland Preservation Plan, and to manage stormwater and sediment from such tracts" and as another policy to "[m]aintain a sense of separation between the DeForest-Windsor area and Madison, Waunakee, and Sun Prairie." The referenced Map 5-1 identifies much of the undeveloped land in the northeast quadrant of Westport as a farmland preservation area. Much of the land closest to DeForest is encumbered by conservation easements or is governmentally owned. This Plan includes provisions allowing for cooperation in preserving agricultural and other undeveloped lands in that area and establishing permanent open space creating visual community separation.

Section 6: Boundaries.

1. Identification of Boundary Changes, Conditions Before Boundary Change, and Schedule. Consistent with section 66.0307(5)(c)5, the boundary changes proposed in this Section reduce the arbitrariness of the boundaries, render them more compact, take into account natural terrain, eliminate Westport islands, and eliminate Madison owned parcels within Westport; all of which will render the provision of municipal services more efficient. The boundaries reflected in the exhibits to this Plan are intended to follow parcel lines existing at the time this Plan is fully executed.

   a. Madison. Madison and Westport's long-term boundary and attachment areas subject to the Plan are depicted on Exhibit 3. The boundary will be adjusted as follows:

      i. The areas designated on Exhibit 3 as Areas MAD1, MAD2, MAD3, and MAD4 will be detached from Westport and attached to Madison upon completion of the incorporation of Westport.

   b. Middleton. Middleton and Westport's long-term boundary and attachment areas subject to the Plan are depicted on Exhibit 4. The boundary will be adjusted as follows:

      i. The following areas will be detached from Westport and attached to Middleton upon completion of the incorporation of Westport:

1. Area M4;
2. Area M5; and
3. Area M6.

ii. The areas designated as Areas M1, M2 and M3 will be detached from Westport and attached to Middleton, on a parcel by parcel basis, upon the completion of the incorporation of Westport and the subsequent conveyance of each respective parcel to a person or entity other than the owner of record as of the date prior to incorporation.

c. DeForest. DeForest and Westport's long-term boundary and attachment areas subject to the Plan are depicted on Exhibit 5. The boundary will be adjusted as follows:

i. The areas designated as Area D1 will be detached from Westport and attached to DeForest upon completion of the incorporation of Westport.

d. Waunakee. Waunakee and Westport's long-term boundary and attachment areas subject to the Plan are depicted on Exhibit 6. The boundary will be adjusted as follows:

i. The following areas will be detached from Westport and attached to Waunakee upon completion of the incorporation of Westport:

1. Those portions of Areas W1 and W6 shown in yellow;
2. Areas W2, W7, W8, W9, and W12, all shown in yellow.

ii. The following area areas will be detached from Westport and attached to Waunakee, on a parcel by parcel basis, upon the completion of the incorporation of Westport, and the earlier of (1) the subsequent conveyance of each respective parcel to a person or entity other than the owner of record as of the date immediately prior to incorporation, or (2) the expiration of 20 years after the date of incorporation, or (3) the owner of record requests or consents to such detachment/attachment:

1. Those portions of Areas W1 and W6 shown in red;
2. Areas W3, W10 and W11.

Should Westport receive an application for a change of use with regard to any parcel within any of the areas identified in this subsection d.ii., Westport shall not approve the application for a change in use unless that change in use is approved by Waunakee. Should Westport receive a request to rezone any parcel within any of the areas identified in this subsection d.ii., Waunakee may attach said parcel to Waunakee at such time provided the incorporation of Westport has been completed.

For the areas described in this Section d.ii., there are adjacent properties owned by the same owners, whereby one of the properties contains a residence (the "Residential Property") and an adjacent property is vacant (or, at minimum, does not contain a residence) (the "Vacant Property"). For avoidance of doubt, Waunakee and Westport agree that if either the Residential Property or the Vacant Property satisfies the criteria under (1), (2), or (3) immediately above, such that the property is to be detached from Westport and become a part of Waunakee, both the Residential Property and the Vacant Property shall be detached from Westport and become a part of Waunakee at the same time (that is, when the criteria under (1), (2), or (3) is satisfied).

iii. The areas designated on Exhibit 6 as Area W4 and as Area W5, will be detached from Waunakee and attached to Westport upon completion of the incorporation of Westport.

iv. With respect to Area W9, Waunakee shall pay Westport annually for a period of five years an amount equal to the amount of property taxes that Westport levied on said Area W9 in the year in which the detachment is final, in the manner as set forth in section 66.0217(14), Wis. Stats., as if Area W9 had been annexed to Waunakee. Notwithstanding the prior sentence, in the event the property owner of Area W9 relocates its operations to another location after the detachment is final, then Waunakee shall not be required to make any further payments to Westport.

e. Westport. For the duration of the Planning Period (defined in Section 9), Westport shall not annex, or impose any land division or land use controls (including any interim regulations) on lands within the Town of Burke that are subject to an existing cooperative plan entitled "Final Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan" dated January 5, 2007 and approved by the Wisconsin Department of Administration on May 4, 2007. Promptly following the effective date of its incorporation, Westport shall adopt and record a resolution pursuant to §236.10(5), Wis. Stats. waiving its extraterritorial land division authority to the extent provided in this paragraph, and shall not thereafter rescind the resolution prior to the expiration of the Planning Period.

2. Procedure for Detachments/Attachments.

a. Attachment Ordinances. All attachments authorized under par. 1 may be effectuated by the attaching municipality, without review or approval of the detaching municipality, and without review and recommendation by the attaching Village or City Plan Commission or any other sub-unit of the attaching Village or City, by the enactment of one or more attachment ordinances by a majority vote of its Village Board or Common Council. Territory included in an attachment will be attached to the respective Village or City, effective at 12:01 a.m., on the next

Monday after adoption of the respective attachment ordinance, unless a different date is specified therein. The attachment ordinances may designate a temporary zoning classification for each parcel.

3. Filing and Recording. Following enactment of each such attachment ordinance, the respective Village or City Clerk shall promptly file, record and send copies of the same, in accordance with §66.0217(9)(a), Wis. Stats, as incorporated by §66.0307(10). Failure to file, record or send shall not invalidate the attachment and the duty to file, record or send shall be a continuing one.

4. Highways.

   The highways and right-of-way subject to this Plan are depicted on the Exhibits hereto, and include the following State and County highways:

   Wis 113
   Wis 19
   CTH I
   CTH Q
   CTH M

   When attaching territory under this Plan, the attachment will include any adjoining highway right-of-way to the center line, unless otherwise expressly agreed to by the detaching municipality and the attaching municipality. All public rights of way shown on the exhibits are intended to transfer to the attaching municipality if the parcels on each side of the right of way are transferred. In the event the parcels on either side of a right of way are within different jurisdictions after such transfer, those portions of the right of way are intended to be treated as boundary roads with the municipal boundary running along the centerline of the right of way. Notwithstanding the foregoing, the entire width of that portion of River Road north of Dane County Tax Parcel No. 066/0809-014-8295-9 shall be attached to DeForest and that portion in front of and south of said parcel will remain entirely in Westport.

5. Community Separation: Westport-DeForest. The Parties recognize the benefits of maintaining their own separate identities as municipal entities and the benefits to each party of maintaining a visible separation between them. By way of example, the Waunakee-Westport Comprehensive Plan contains policies including the following:

   > Preserve as permanent open space key parcels that would ensure community separation between the urbanized portions of the Waunakee-Westport community and neighboring municipalities. Agriculture is the primary preferred use in any open space areas that could otherwise be developed, though natural area restoration and passive recreation are also acceptable.

Westport and other entities have acquired conservation easements and fee title over lands near the DeForest boundary as will be established by this Plan. To assure the permanent maintenance of community separation, Westport will, unless otherwise approved by DeForest:

a. Promptly upon approval of incorporation, partially assign its rights under all conservation easements held by Westport in Sections 1 and 2 of T8N, R9E (hereinafter the "Preservation Area") such that the Village will have the right to enforce the easements on the same terms and conditions as Westport;

b. Maintain, during the term of this Plan, comprehensive plan and zoning designations and land use policies on the lands located in the Preservation Area consistent with the Future Land Use designations and related policies in the 2017 Westport-Waunakee Joint Comprehensive Plan, including but not limited to the maximum residential density policies for the Preservation Area;

c. Prohibit within the Preservation Area any ethanol plant, rendering plant, commercial slaughterhouse, mineral extraction operation, asphalt or concrete batch plant, fertilizer mixing or blending plant, any use predominately focused on agricultural trucking, dead stock hauling or disposal service, stock yard or livestock auction facility.

d. Portions of Wis 19 and River Road are located within the Preservation Area. Westport and DeForest contemplate these will be improved and/or expanded in the future. The provisions of this Section 6.5 shall not be interpreted to preclude or limit either Westport or DeForest from undertaking such improvement or expansion.

Section 7: Services.

1. Services to Be Provided to the Territory Covered By The Plan.

a. Unless specifically agreed to by and between Parties to this Agreement, each of the Parties will be responsible for providing municipal services within its own boundaries, including after attachment. That is, this Plan contemplates no shared services other than those specifically described herein or otherwise approved by the parties through other intergovernmental agreements. Each of the Parties will continue to provide necessary municipal services to the areas within their boundaries to the same extent provided prior to implementation of this Plan.

b. Notwithstanding any other provisions, Waunakee and Westport agree and acknowledge that the provision of sanitary sewer service to properties north of State Highway 19 and west of County Highway I is necessarily dependent on the location of the sanitary sewer facilities located within Area W2.

2. Schedule For Delivery of Services.

a. Services to be provided to areas to be detached from one Party to another shall commence upon attachment of the individual area to the acquiring Party, subject to the acquiring Party's normal regulations and policies regarding utility extensions.

3. Future Cooperation.

a. Transportation. The Parties will work together in good faith to address regional transportation issues, including possible expansion of transit service from Madison and the development of other alternative transportation options and regional paths to serve the Parties and the region.

b. Stormwater and Water Quality. Regional stormwater and water quality issues are of importance to all the Parties, and the region itself. As necessary, the Parties will work together in good faith to address such issues to ensure that the stormwater and water quality needs and interests of the Parties and others in the region are addressed as the Plan area is developed.

Section 8: Compatibility with Existing Law.

This Plan is consistent with current state and federal law, shoreland zoning ordinances, municipal regulations, and administrative rules that apply to the Parties. This Plan will be interpreted consistent with applicable law, and it acknowledges that other sources of law may supersede the Plan. The intent of the Plan is to avoid conflict with any applicable law.

Section 9: Planning Period.

This Plan shall take effect upon its approval by the Department of Administration and the incorporation of the Village of Westport. The planning period shall continue for fifty (50) years following the date of Department of Administration approval, or the date upon which all lands to be transferred from one party to another under this Agreement are completed, whichever is later.

Section 10: Zoning Agreements.

The Plan does not include any zoning agreements under section 66.0307(7m) because while the Town of Westport is a party to this Plan, the Plan will not take effect unless it completes its planned incorporation. Upon the incorporation of Westport, there would be no Town of Westport territory remaining within this Plan.

All cooperative boundary agreements between Westport and either Middleton, Madison, DeForest, or Waunakee, other than this Plan, shall terminate upon incorporation.

Section 11: Dispute Resolution.

All disputes over the interpretation, application or enforceability of this Agreement shall be resolved according to the following dispute resolution procedures:

1. If the dispute cannot be resolved by the personnel directly involved, the Parties will consider the following mediation process before commencing formal legal action:

    a. Each Party to the dispute, and any other Party wishing to participate, will designate a representative with appropriate authority to be its representative in the mediation of the dispute.

    b. Either representative may request the assistance of a qualified mediator. If the Parties cannot agree on the qualified mediator within five days of the request for a mediator, a qualified mediator will be appointed by the Municipal Boundary Review Director of the Office of Land Information Services of the State of Wisconsin Department of Administration, or his or her successor.

    c. The mediation session shall take place within 30 days of the appointment of the respective representative designated by the parties, or the designation of a mediator, whichever occurs last.

    d. In the event that a mediator is used, each Party shall provide the mediator with a brief confidential memorandum setting forth its position with regard to the issues that need to be resolved at least 10 days prior to the first scheduled mediation session. The Parties will also produce all information reasonably required for the mediator to understand the issues presented. The mediator may require the Parties to supplement such information.

    e. The mediator does not have authority to impose a settlement upon the Parties but will attempt to help the Parties reach a satisfactory resolution of their dispute. To the extent authorized by law, the mediation session(s) are private. The Parties and their representatives may attend mediation sessions. Other persons may attend only with the permission of all the Parties and with the consent of the mediator. The Parties shall maintain the confidentiality of the mediation to the extent permitted by law and shall not rely on, or introduce as evidence in any arbitral, judicial, or other proceeding, views expressed or suggestions made by the other Party with respect to a possible settlement of the dispute, or admissions made by the other party in the course of mediation proceedings.

    f. The expenses of a mediator, if any, shall be borne equally by the Parties who participate in the mediation.

2. If unresolved after (a) above, any Party may seek a judicial determination of the matter by the filing of an action in the Circuit Court of Dane County, State of Wisconsin according to statute.

Section 12: Severability.

The provisions of this Plan are severable. In the event that any provision is held to be invalid or unconstitutional, or if the application of any provision to any person or circumstance is held to be invalid or unconstitutional, such holding shall not affect the other provisions or application of the Plan, which can be given lawful effect without the invalid or unconstitutional provisions or application.

Section 13: Authorizing Resolutions, Notices, Cooperative Plan Adopting Resolutions, and Record of Public Participation.

1. Initial Authorizing Resolutions. The Resolutions of the Parties that authorized participation in the preparation of this Cooperative Plan are attached as Exhibit 7.

2. Affidavits of Mailing. The Affidavits of the Parties attesting to the mailing of the authorizing resolutions as required pursuant to Wis. Stat. § 66.0307(4)(a), are attached as Exhibit 8.

3. Affidavits of Publication. The Affidavits of publication of the Notice of Joint Public Hearing are attached as Exhibit 9.

4. Record of Public Participation and Comment. The public comments received are included in the attached Exhibit 10.

5. Resolutions Adopting the Cooperative Plan and Authorizing Submittal of Plan to the State. The Resolutions of the Parties that adopt the final version of the Plan and authorize it to be submitted to the State of Wisconsin Department of Administration for approval are attached as Exhibit 11.

Section 14: Miscellaneous.

1. No Third-Party Beneficiary. This Plan is intended to be solely between the Parties. There are no intended third-party beneficiaries of this Plan. Nothing in this Plan shall be interpreted as giving to any person or entity not a party to this Plan any legal or equitable right whatsoever.

2. Administration. This Plan shall be administered on behalf of each party by that party's representative identified in section 2 above, or the successor to that office. The Parties may change their representative at any time by giving written notice to the other Parties.

3. Further Acts. The Parties agree to take any further actions and execute such further documents as are necessary to accomplish the actions contemplated by this Plan.

4. Third-Party Actions. In the event of a court action by a third party challenging the validity or enforceability of this Plan, the Parties shall cooperate in the defense of this Plan. If only one Party is named in the relevant action, any other Party may seek to

intervene and the named Party will support such intervention. No settlement of any action is permitted without the approval of the governing bodies of all Parties affected by the proposed settlement.

5. References. Any reference to a particular agency, organization, municipality or official shall be interpreted as applying to any successor agency, organization, municipality or official to which the contemplated functions are transferred. Except as expressly stated otherwise, any reference in this Plan to a particular ordinance or statute shall be interpreted as applying to such statute or ordinance as recreated or amended from time to time.

6. Authority. Each Party represents that it has the authority to enter into this Plan and that all necessary procedures have been followed to authorize this Plan. Each person signing this Plan represents and warrants that he or she is duly authorized to do so.

7. Amendment. The procedure for amending this Plan shall be that as set forth in Wis. Stat. §66.0307(8). Any two or more parties may, however, enter into further agreements pursuant to Wis. Stat. §66.0301(6) to make minor modifications to their mutual boundaries to consolidate parcels in common ownership into the same municipality, to change jurisdiction over highways, or to otherwise accommodate their mutual interests or the interests of individual property owners.

8. Continued Enforceability. The enforceability of this Plan will not be affected by statutory amendments, changes in the firms of governments of the Parties, or changes in the elected officials of the Parties. This Plan shall be construed to be binding upon the Parties' respective successors, agents and employees, including any successor Village incorporated from Town of Westport territory.

9. Entire Agreement. Entire Agreement. The entire agreement of the Parties is contained in this Cooperative Plan and it supersedes any and all oral representations and negotiations between the municipalities on the subject matter covered herein.

10. Non-Discrimination. In the performance of any services under this Plan, the Parties agree to abide by their own respective affirmative action plans and in doing so agree not to discriminate, in violation of any state or federal law, against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The Parties further agree not to discriminate, in violation of any state or federal law, against any subcontractor or person who offers to subcontract on this Plan because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

11. Counterparts. This Plan may be signed in one or more counterparts, each of which, taken together, shall be deemed the same document. Furthermore, facsimile and digital pdf signatures constitute the same as an original signature.

SIGNATURE PAGES IMMEDIATELY FOLLOW

IN WITNESS THEREOF, the Parties certify that this Plan has been duly approved by their respective governing bodies in accordance with all applicable state and local laws, regulations and ordinances, and that each party has caused their duly authorized officers to execute this Plan.

Dated as of the last date of signature below.

TOWN OF WESTPORT

By:_____ _____
John Cuccia, Town Chairman Date

Attest:_____ _____
Dean Grosskopf, Administrator/Clerk-Treasurer Date

CITY OF MADISON

Satya Rhodes-Conway, Mayor _____ Date

Lydia A. McComas, City Clerk _____ Date

Countersigned:

David P. Schmiedicke, Finance Director _____ Date

Approved as to form:

Michael Haas, City Attorney _____ Date

Execution of this Agreement by City of Madison was authorized by Resolution Enactment No. RES-__-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 202__.

CITY OF MIDDLETON

By:_____ _____
Emily Kuhn, Mayor Date

Attest:_____ _____
Lori Burns, City Clerk Date

VILLAGE OF DEFOREST

By:_____ _____
_____, Village President Date

Attest:_____ _____
Callista Lundgren, Village Clerk Date

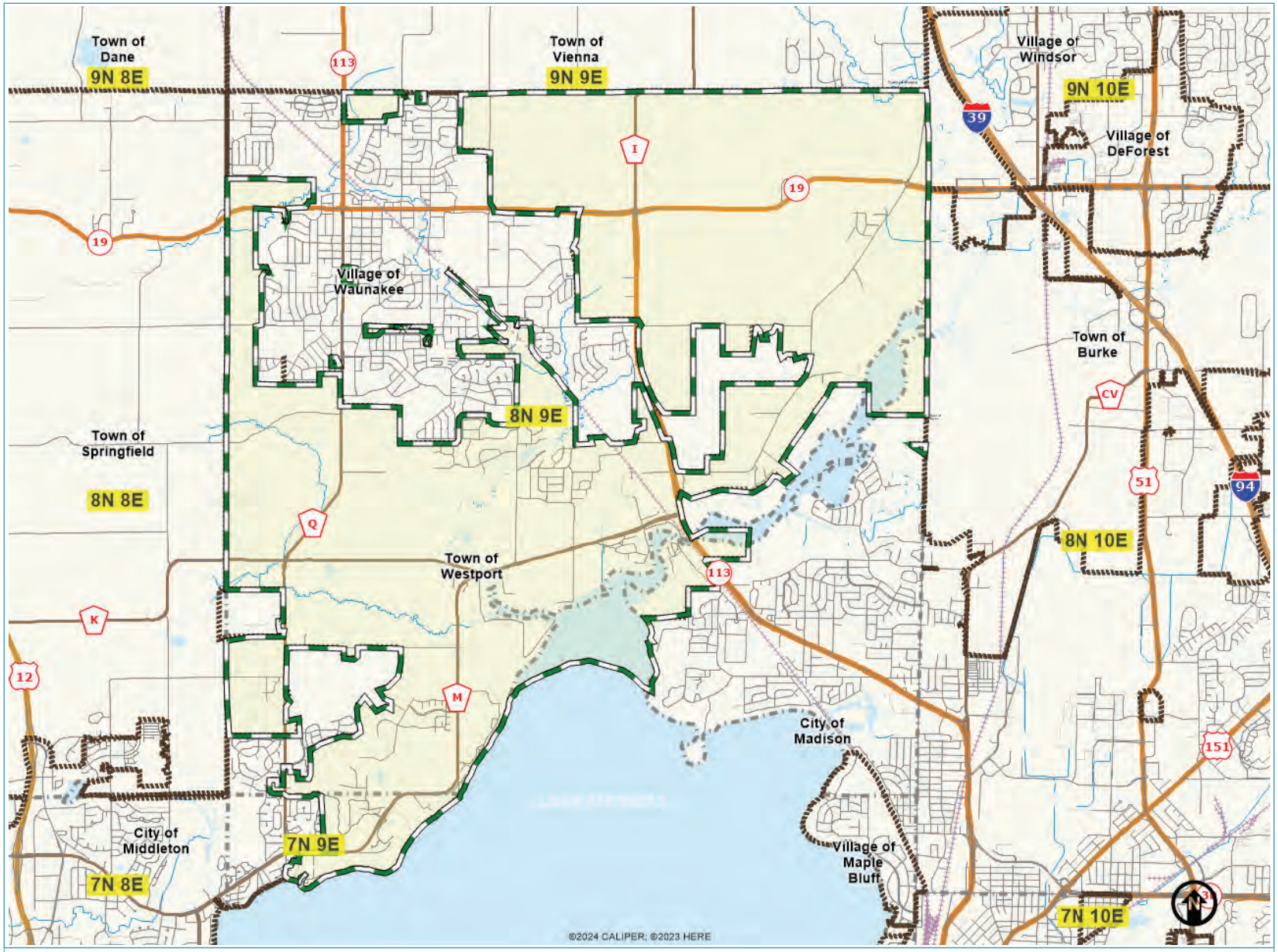
VILLAGE OF WAUNAKEE

By:_____ _____
Kristin Runge, Village President Date

Attest:_____ _____
Karla Endres, Village Clerk Date

EXHIBIT 1

Map showing existing Town territory (all of T8N, R9E)



Westport Cooperative Boundary Agreement
Exhibit 1 Territory Subject to Plan

February 8, 2026

LEGEND

PLSS Township
Current Municipal Boundaries
Westport Incorporation Boundary

0 1 2
Miles

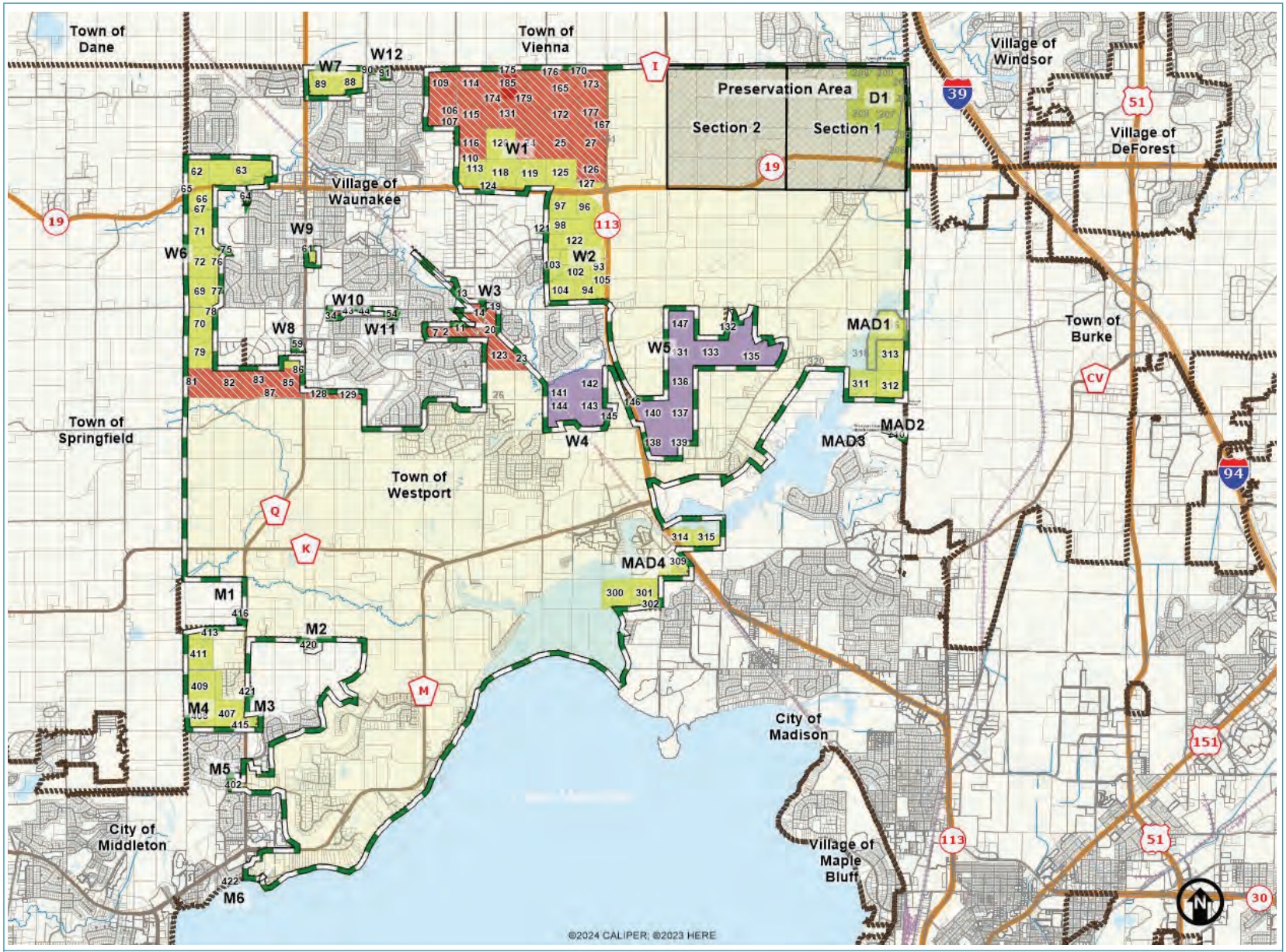
TOWN OF WESTPORT

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.

BECKER Professional Services

EXHIBIT 2

Maps showing future Westport-Post Boundary Changes



Westport Cooperative Boundary Agreement Exhibit
2.1 Proposed Changes Post-Incorporation

February 10, 2026

LEGEND

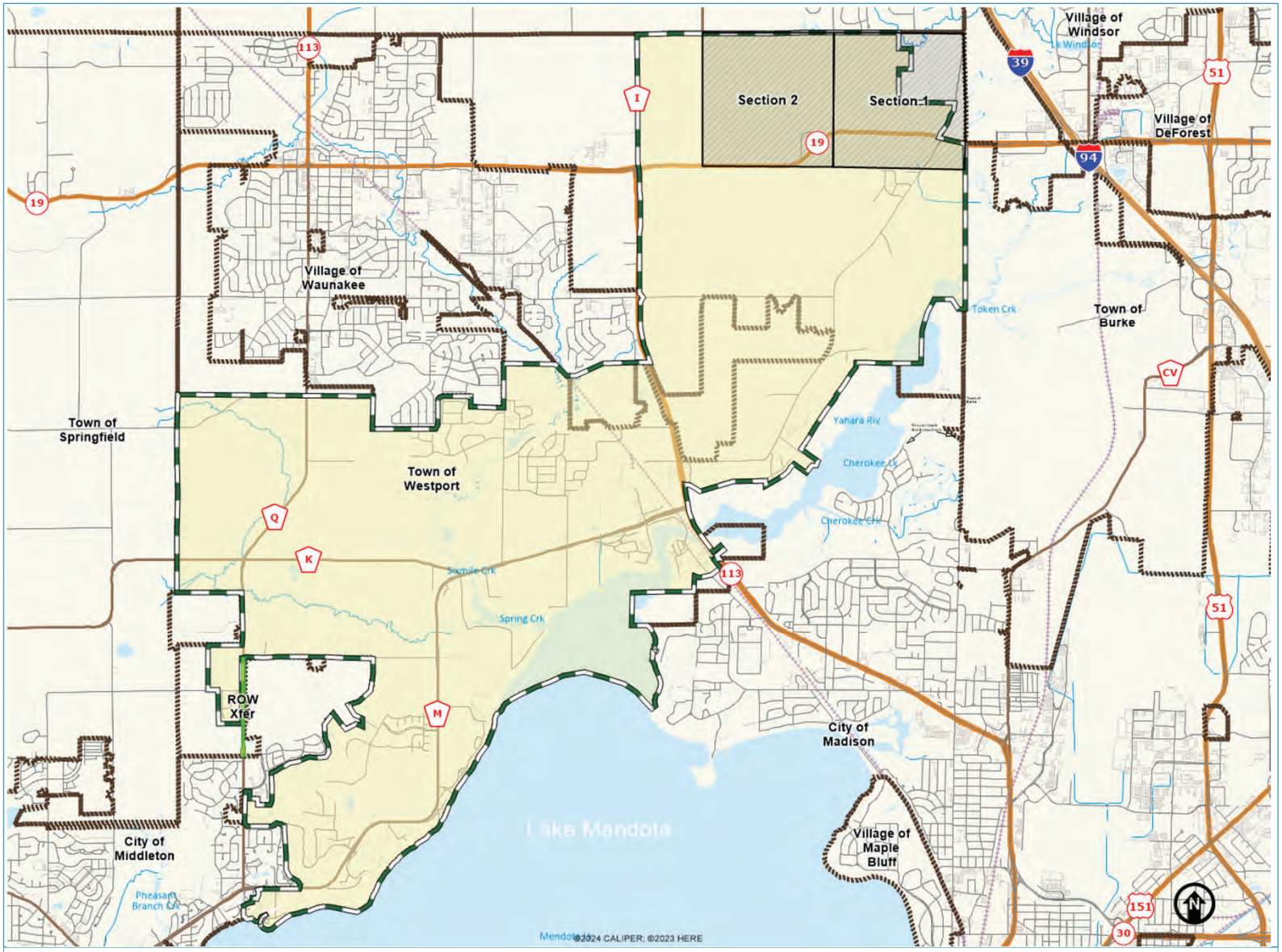
- Westport Incorporation Boundary
- Preservation Area
- Transfer Immediately
- Transfer to Westport
- Parcels with subject PINs
- Preservation Area Deed Restrictions
- Transfer Deferred

0 1 2 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 2.2 Westport Future Boundary

February 11, 2026

LEGEND

Current Municipal Boundaries | Westport Future Boundary

0 1 2

Miles

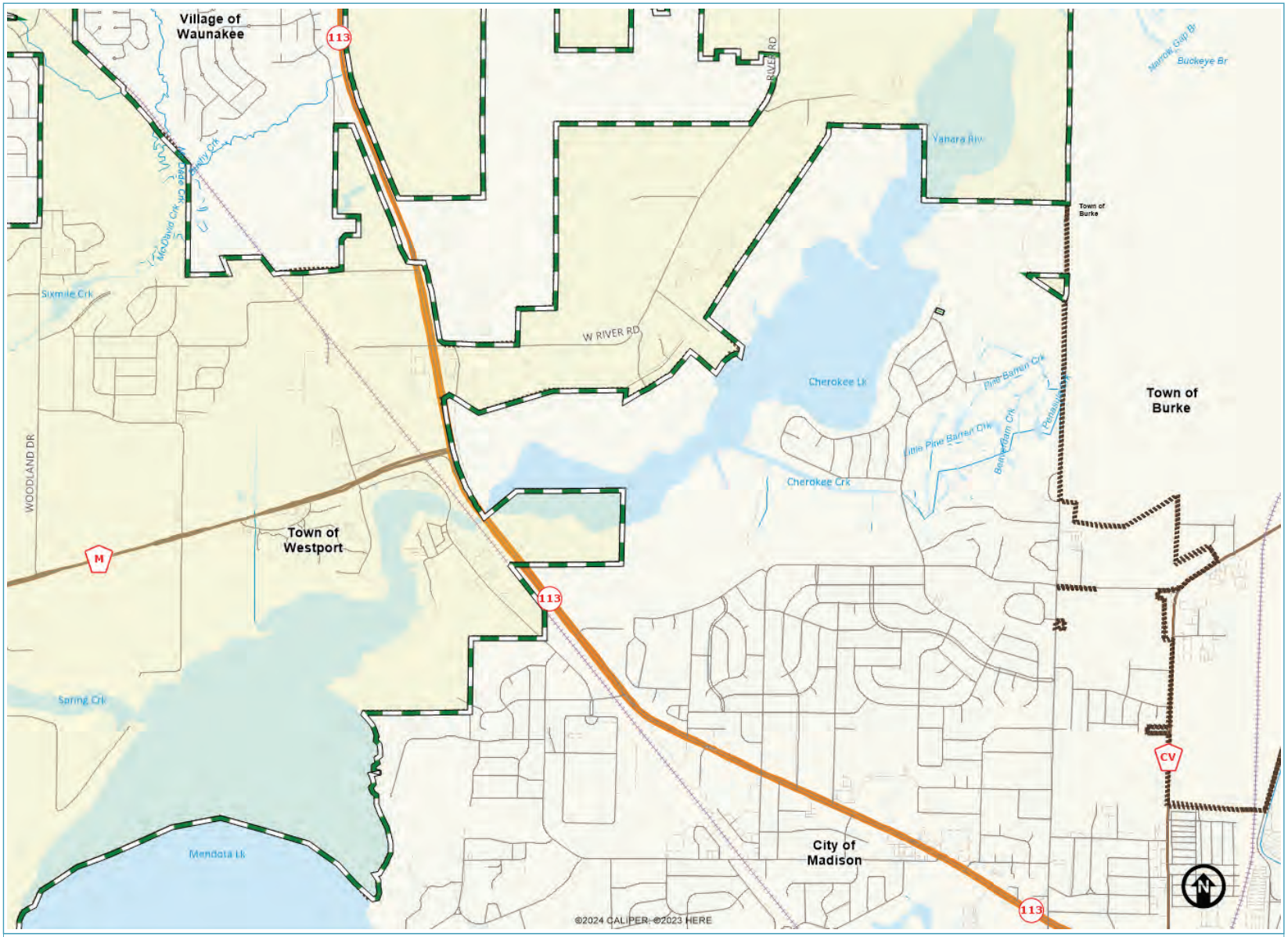
TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.

EXHIBIT 3

Madison-Westport Long-term Boundary and Plan Attachment Areas
(Followed by specific maps)



Westport Cooperative Boundary Agreement
Exhibit 3.0 Madison Current Boundary

February 8, 2026

LEGEND

Westport Incorporation Boundary

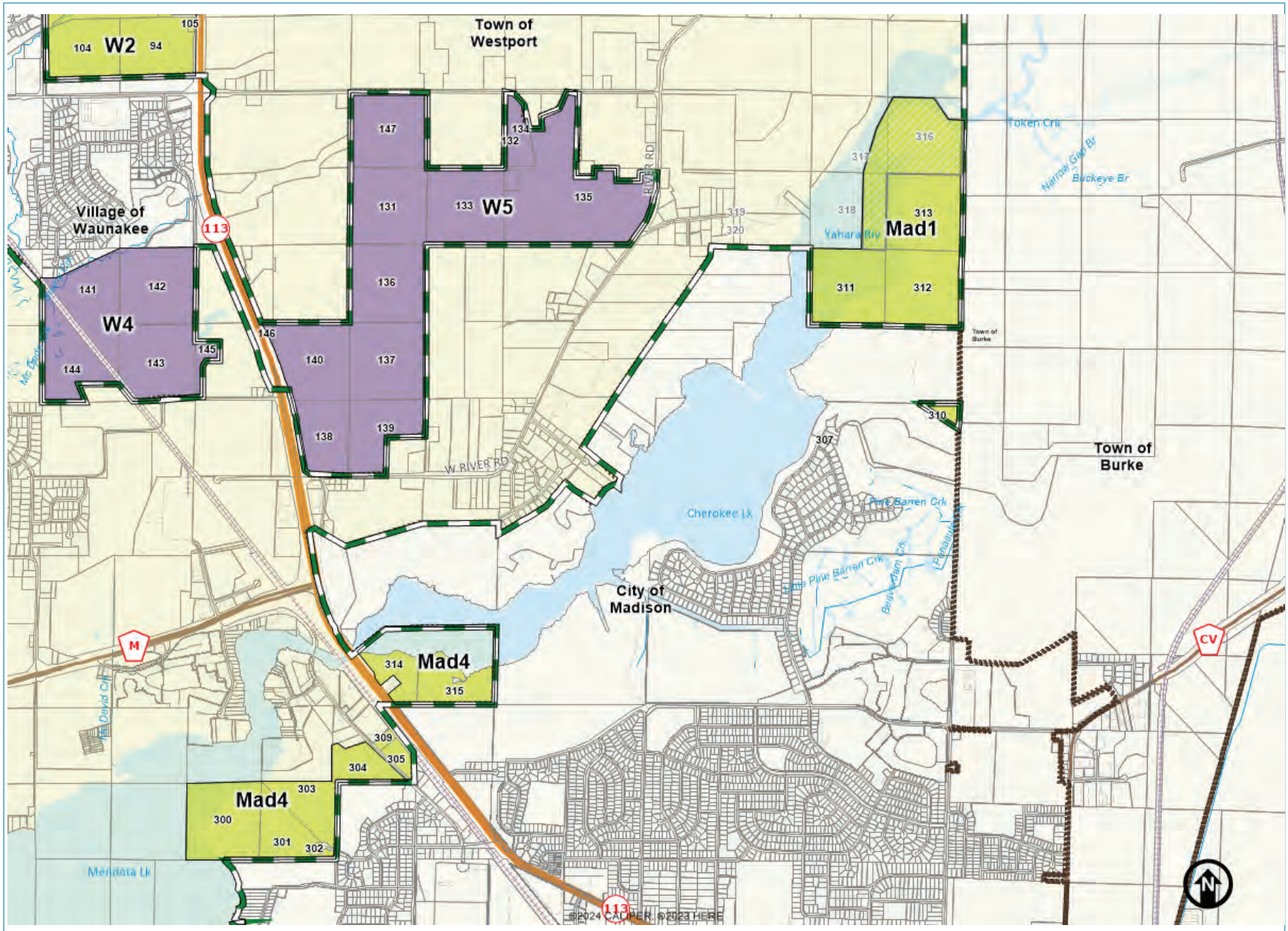
0 .25 .5

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 3.1 Madison Proposed Boundary Changes

February 9, 2026

LEGEND

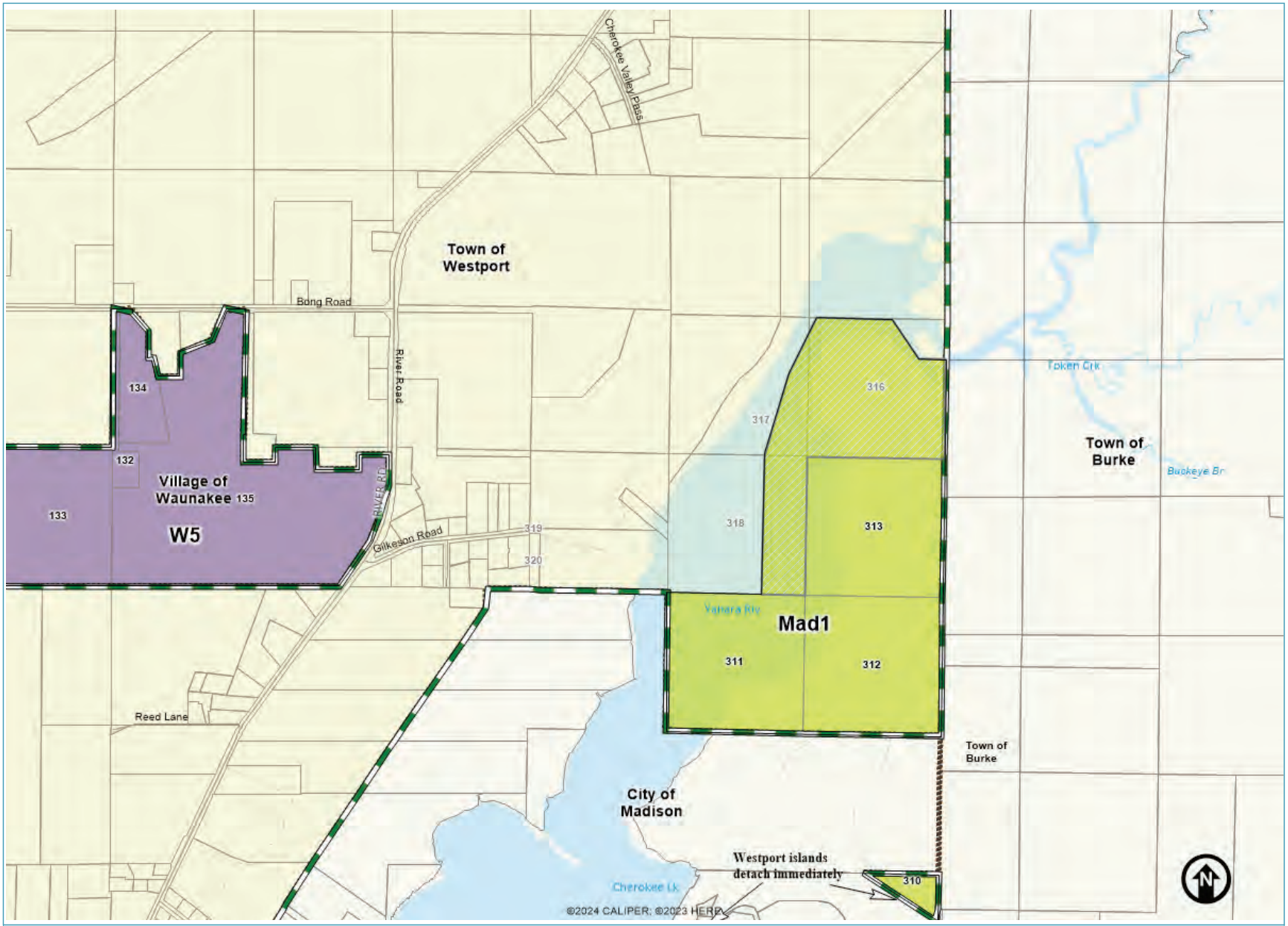
- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .3 .6 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 3.2 Madison Area MAD1

February 9, 2026

LEGEND

- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .2 .4 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 3.3 Madison Areas MAD2 & MAD3

February 8, 2026

LEGEND

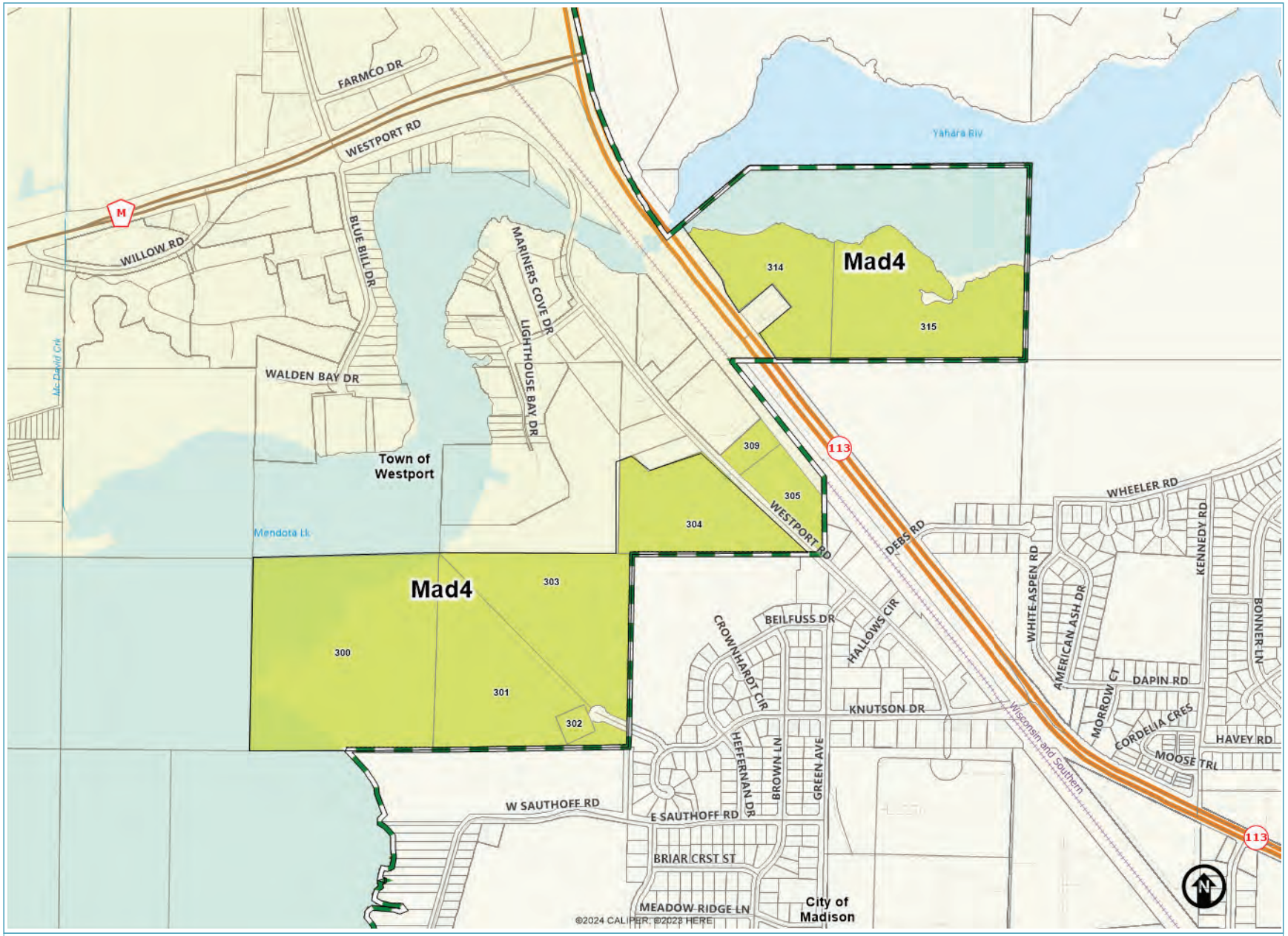
Parcels with subject PINs
Transfer Immediately
Transfer Deferred
Transfer to Westport

0 .05 .1
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 3.4 Madison Area MAD4

February 8, 2026

LEGEND

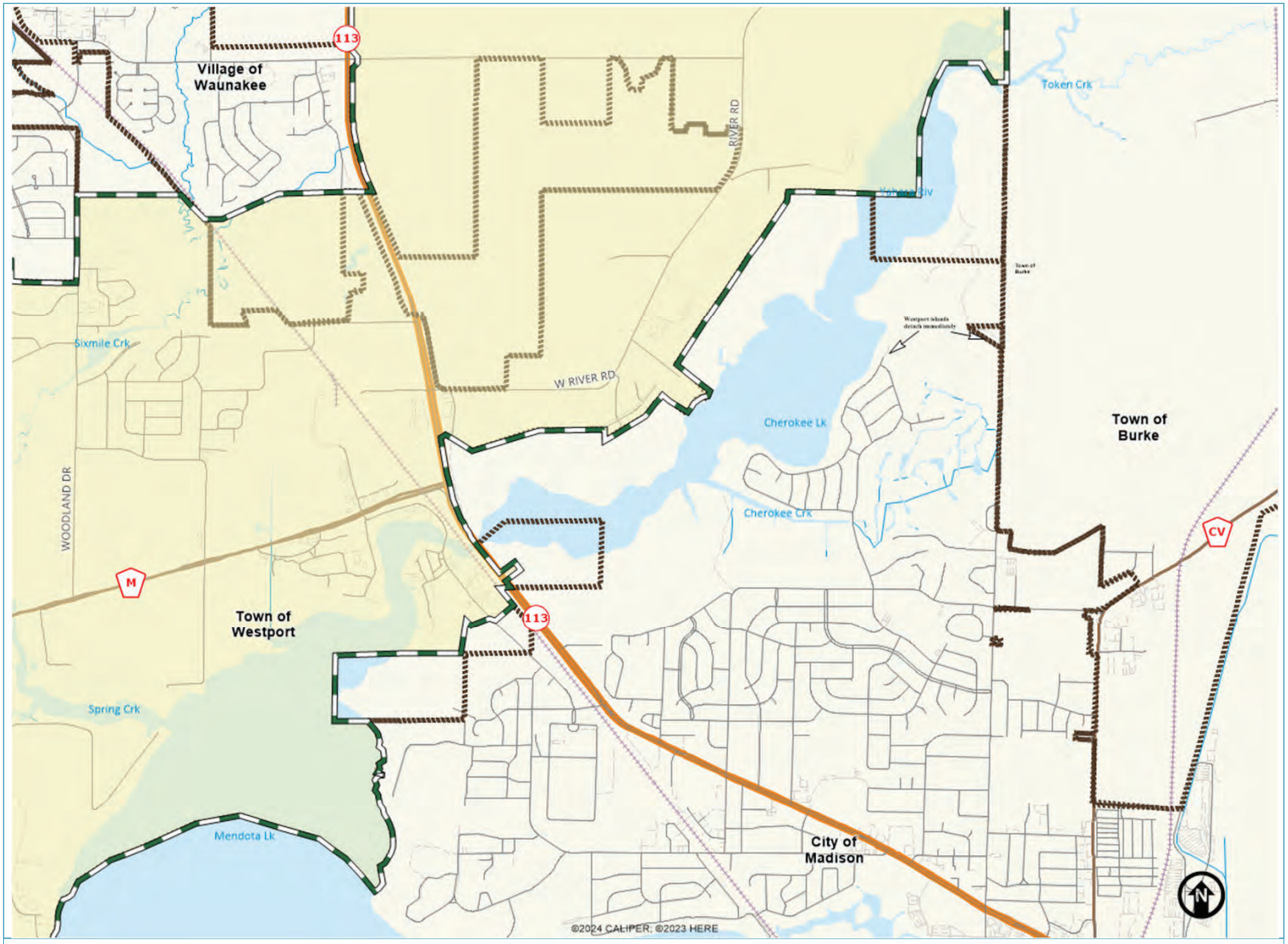
- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .15 .3
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 3.5 Madison Future Boundary

February 11, 2026

LEGEND

Westport Future Boundary

Current Municipal Boundaries

0 .25 .5

Miles

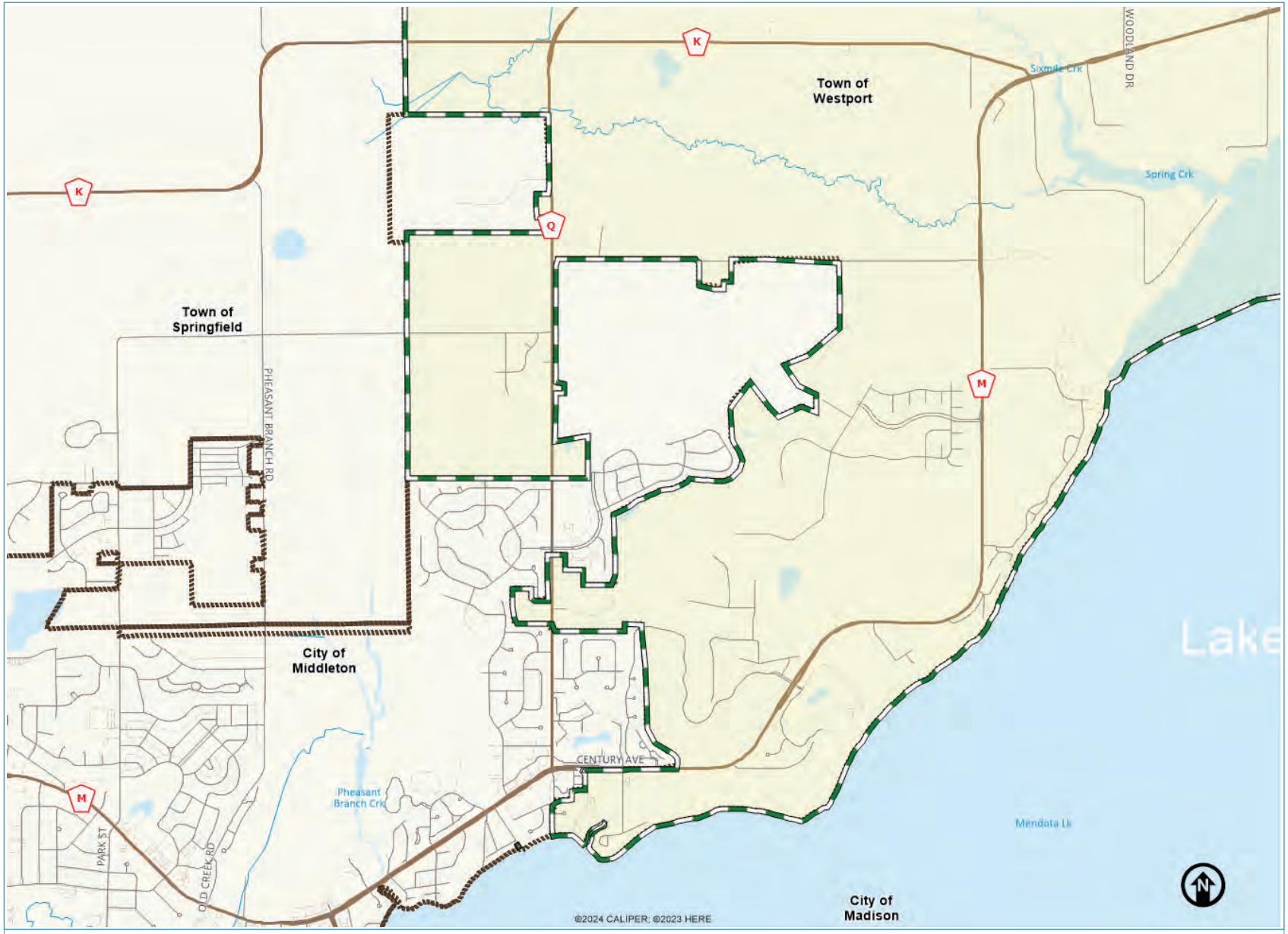
TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.

EXHIBIT 4

Middleton-Westport Long-term Boundary and Plan Attachment Areas
(Followed by specific maps)



Westport Cooperative Boundary Agreement
Exhibit 4.0 Middleton Current Boundary

February 8, 2026

LEGEND

Westport Incorporation Boundary

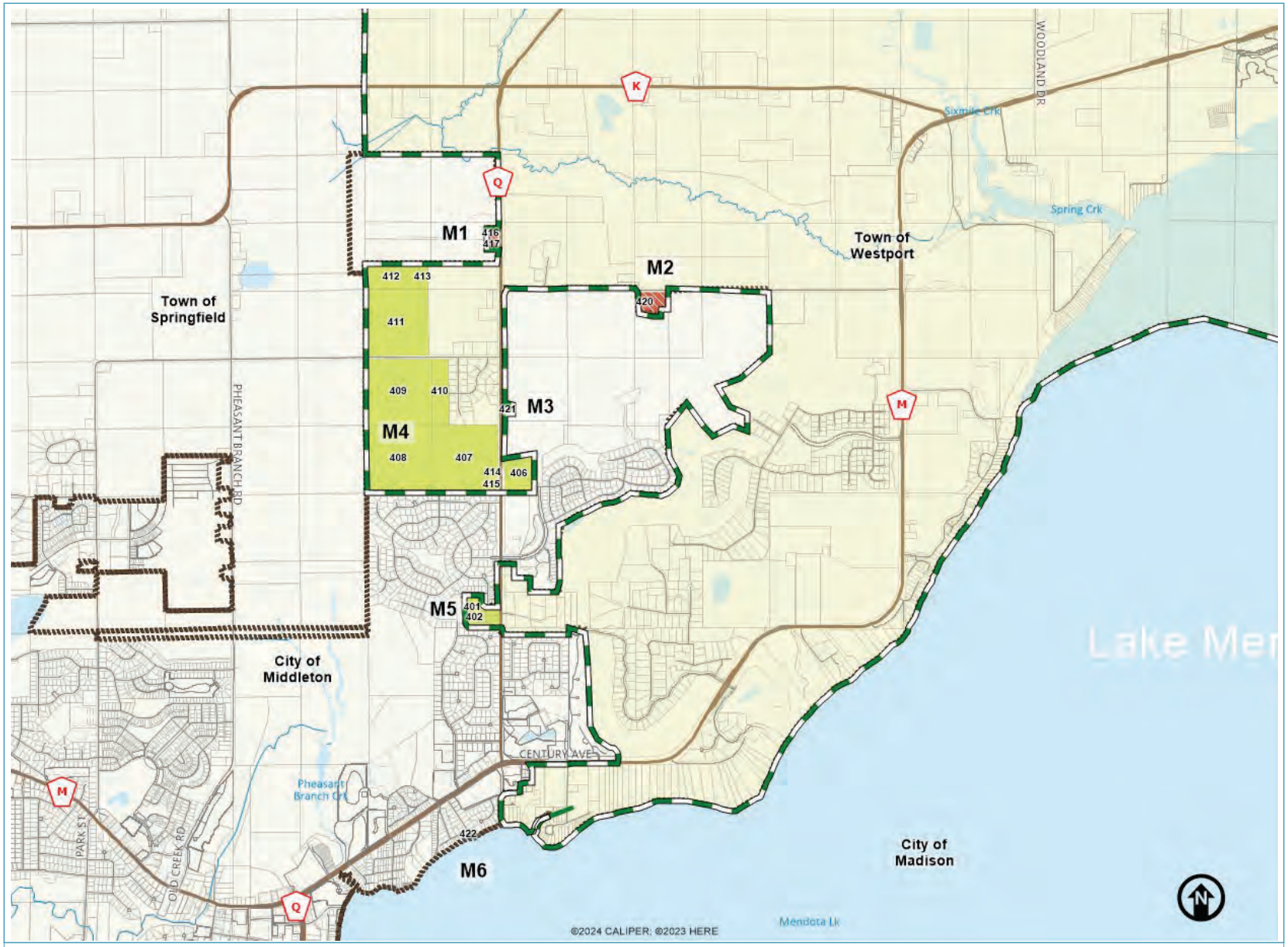
0 .25 .5

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.1 Middleton Proposed Changes

February 10, 2026

LEGEND

- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

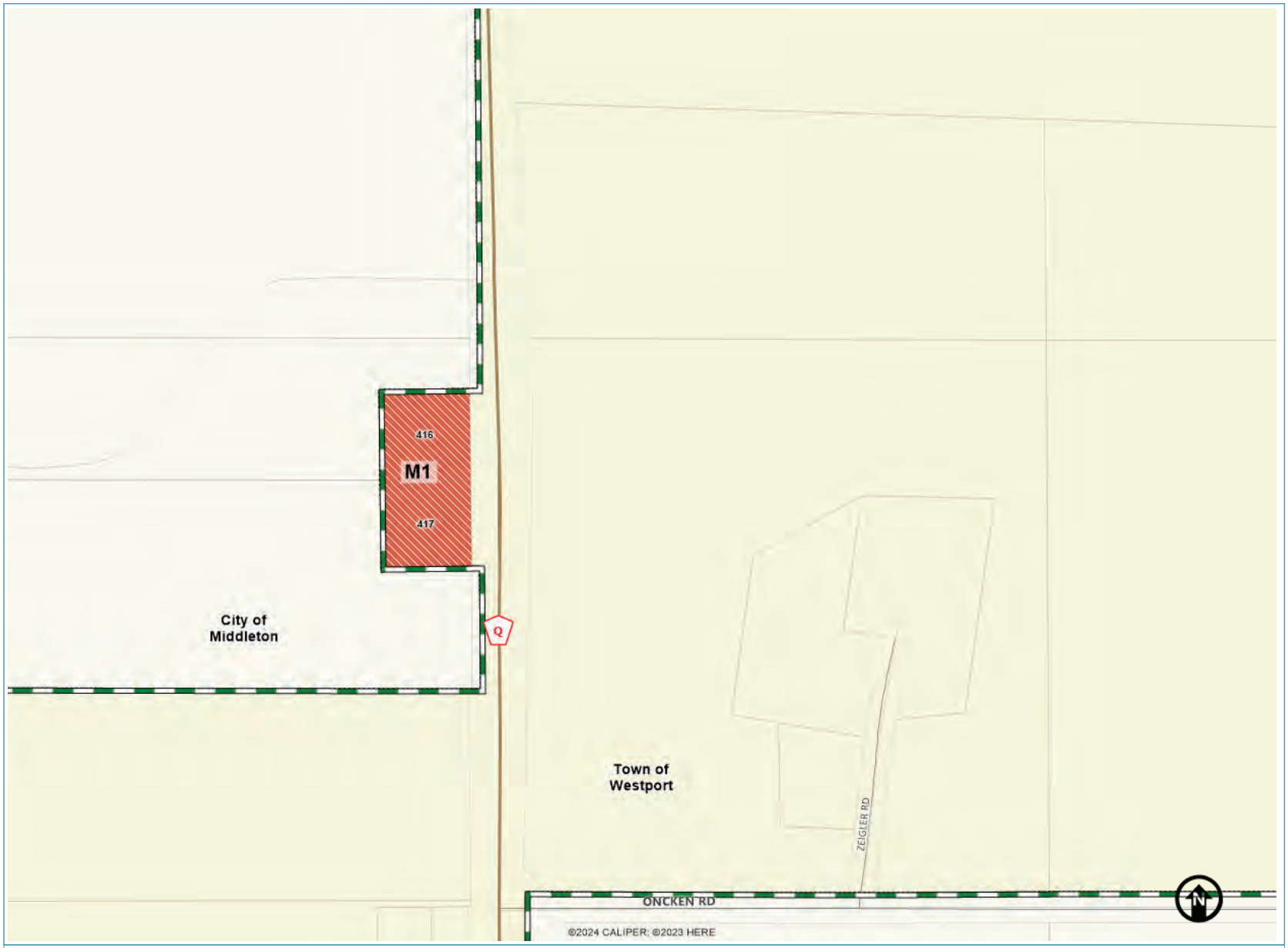
0 .4 .8

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.2 Middleton Area M1

February 10, 2026

LEGEND

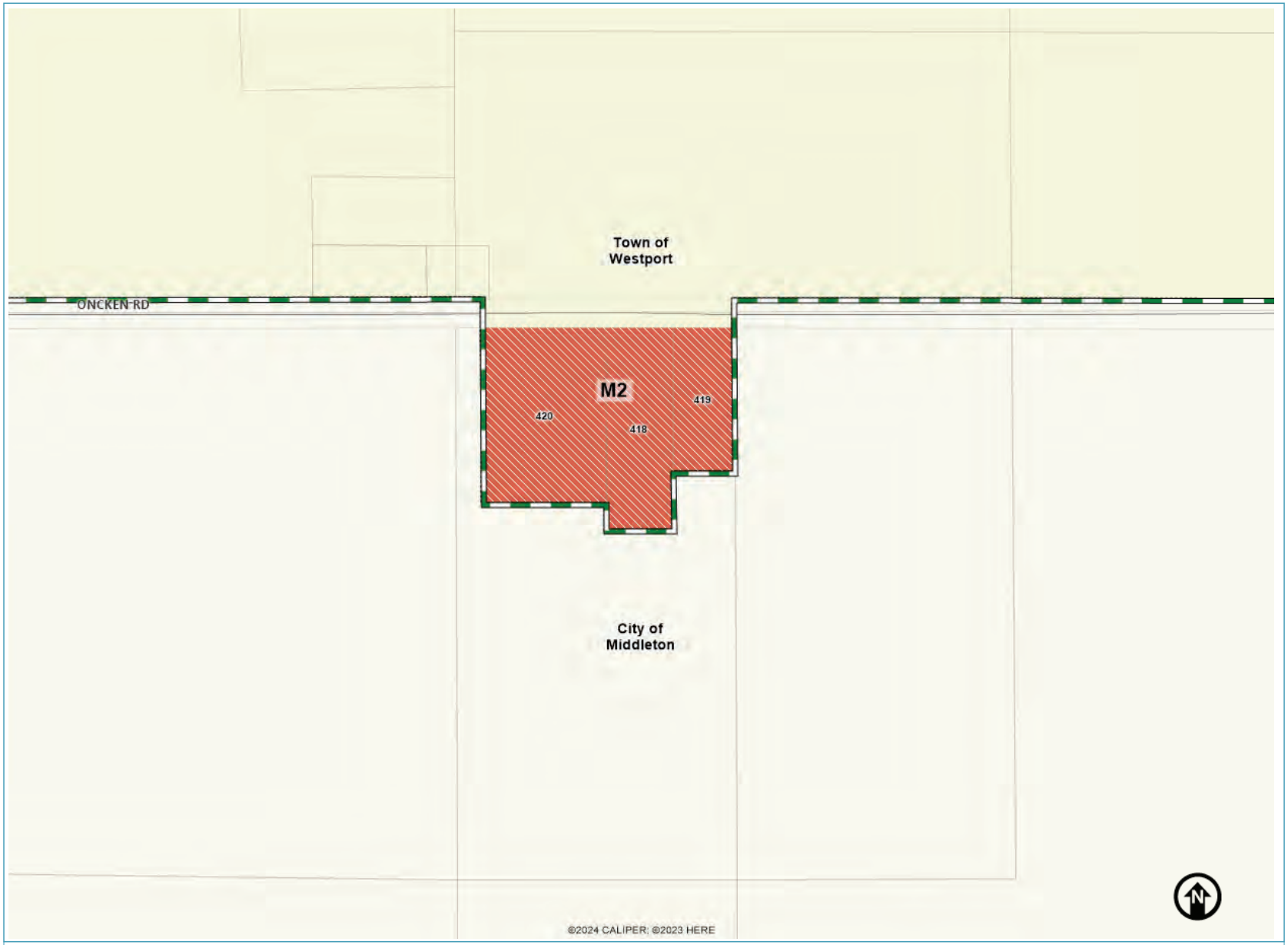
Parcels with subject PINs
Transfer Immediately
Transfer Deferred
Transfer to Westport

0 .05 .1
Miles

TOWN OF WESTPORT

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.

BECKER Professional Services



Westport Cooperative Boundary Agreement
Exhibit 4.3 Middleton Area M2

February 10, 2026

LEGEND

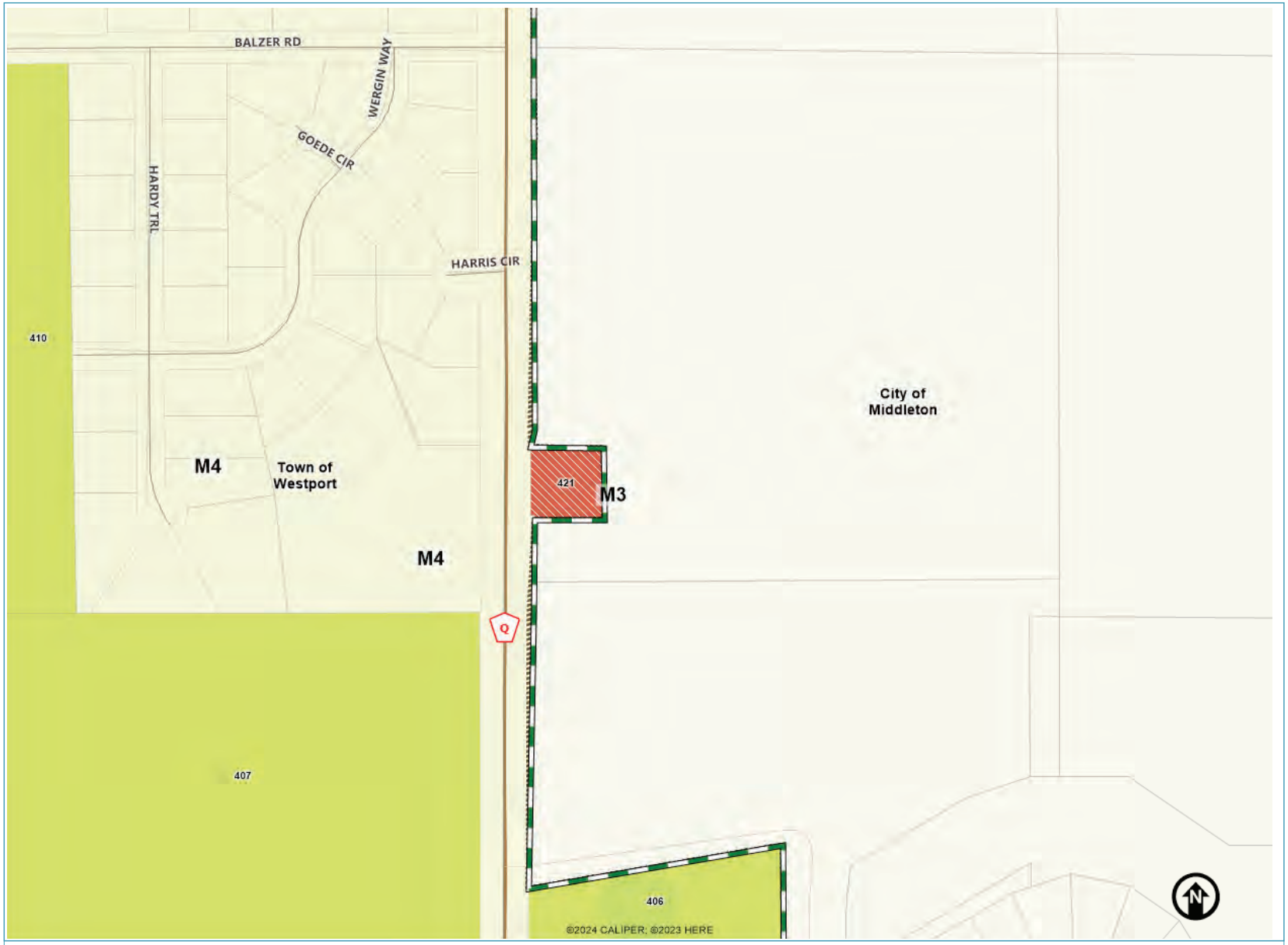
Parcels with subject PINs
Transfer Immediately
Transfer Deferred
Transfer to Westport

0 .05 .1
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.4 Middleton Area M3

February 10, 2026

LEGEND

- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .05 .1
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.5 Middleton Area M4

February 10, 2026

LEGEND

- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .075 .15
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.6 Middleton Area M5

February 10, 2026

LEGEND

Parcels with subject PINs
Transfer Immediately
Transfer Deferred
Transfer to Westport

0 .075 .15
Miles

TOWN OF WESTPORT

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.

BECKER Professional Services



Westport Cooperative Boundary Agreement
Exhibit 4.7 Middleton Area M6

February 10, 2026

LEGEND

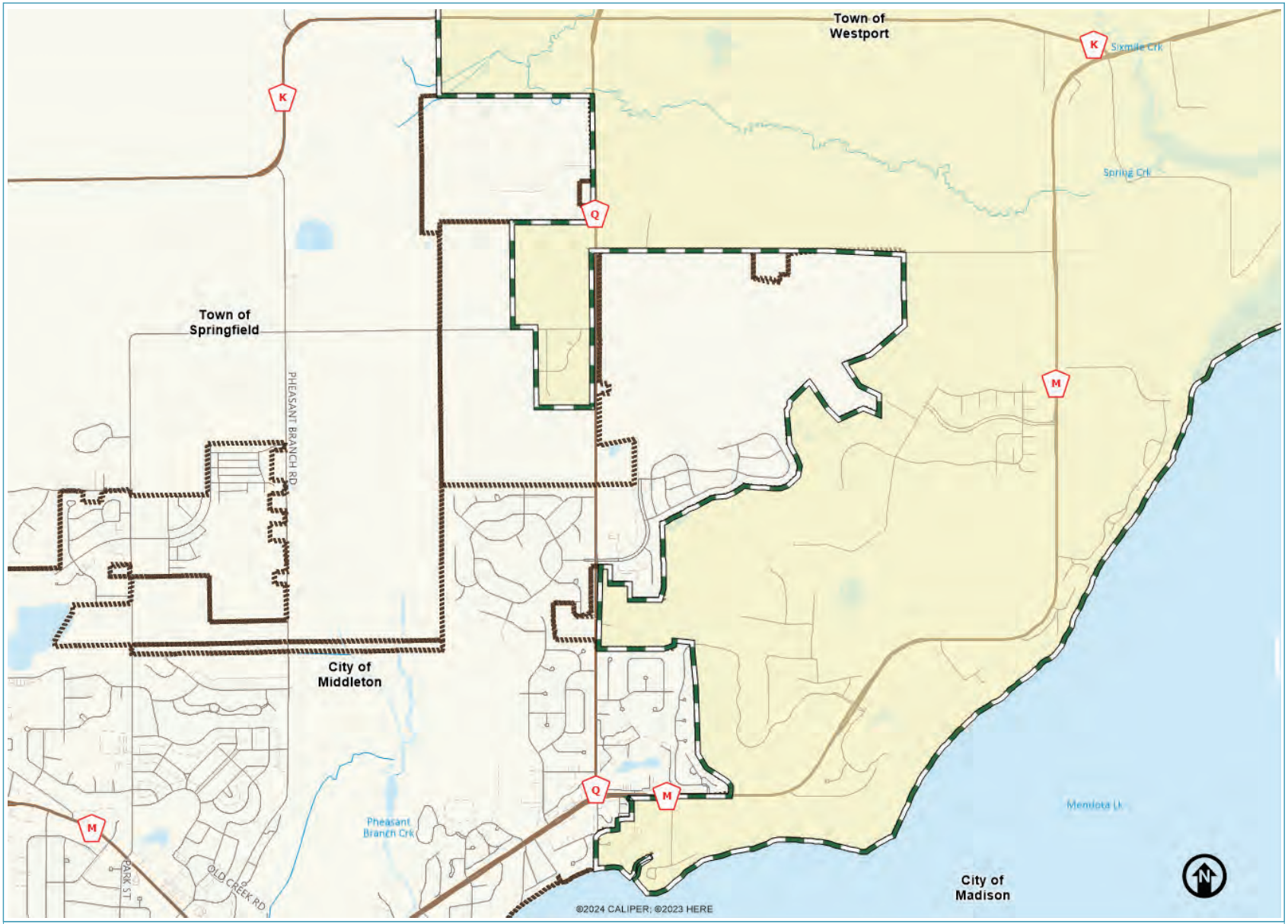
- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .015 .03
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 4.8 Middleton Future Boundary

February 8, 2026

LEGEND

Westport Future Boundary

Current Municipal Boundaries

0 .2 .4

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.

EXHIBIT 5

DeForest-Westport Long-term Boundary and Plan Attachment Areas
(Followed by specific maps)



Westport Cooperative Boundary Agreement
Exhibit 5.0 DeForest Current Boundary

February 8, 2026

LEGEND

Westport Incorporation Boundary

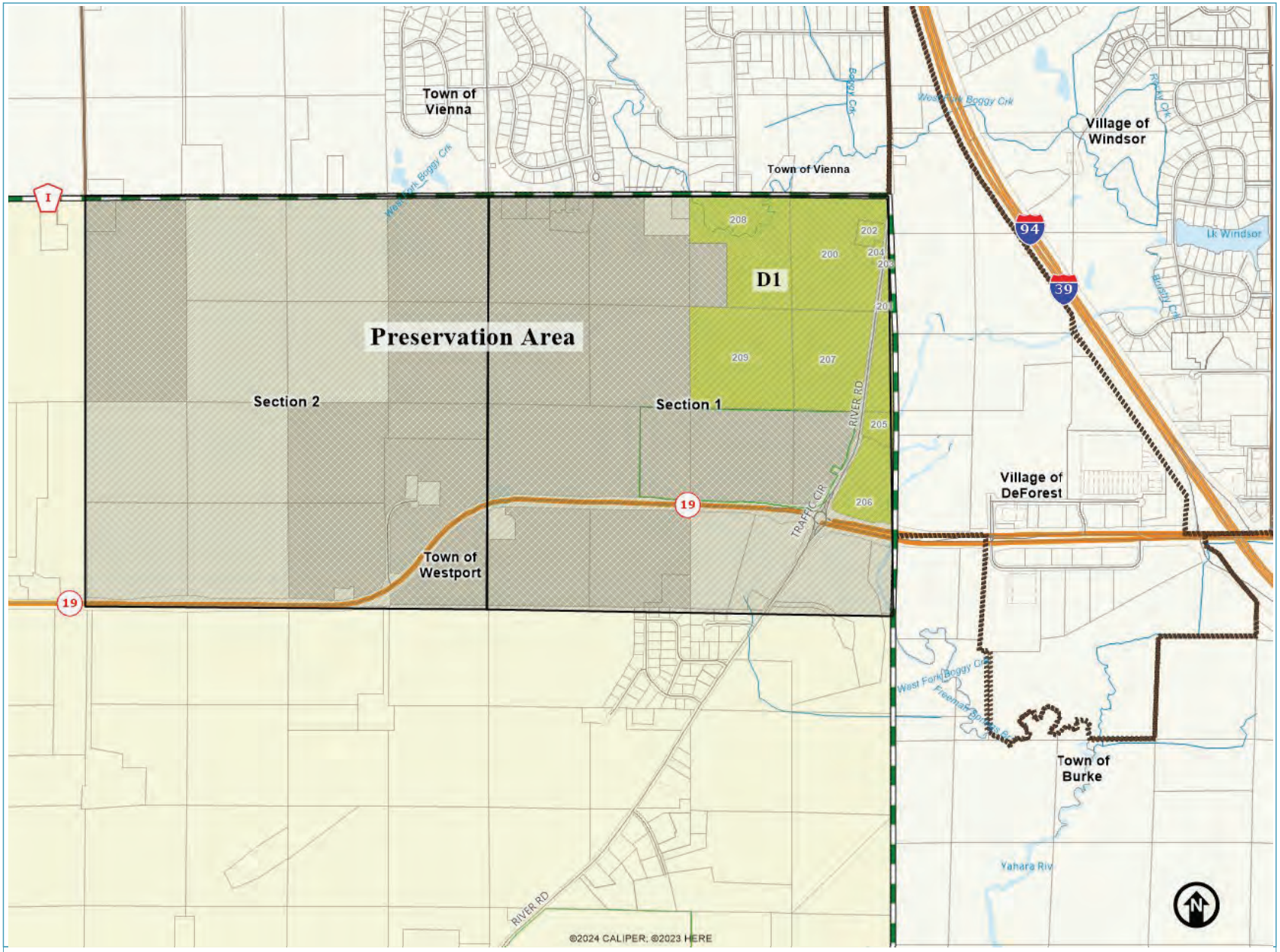
0 .15 .3

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 5.1 DeForest Proposed Changes

February 8, 2026

LEGEND

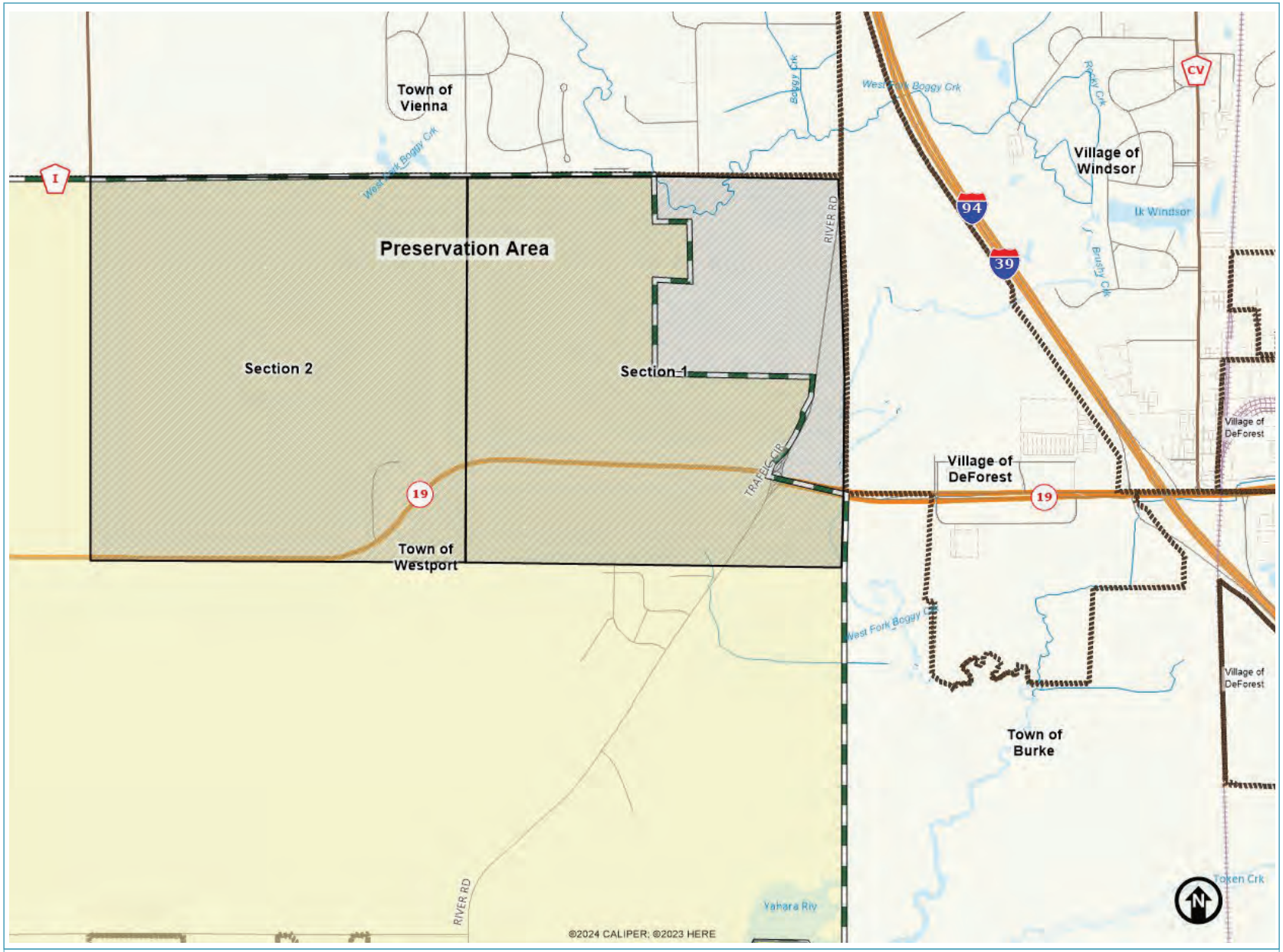
- Westport Incorporation Boundary
- Preservation Area
- Transfer Immediately
- Transfer to Westport
- Parcels with subject PINs
- Preservation Area Deed Restrictions
- Transfer Deferred

0 .4 .8
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 5.2 DeForest Future Boundary

February 10, 2026

LEGEND

Westport Future Boundary | Preservation Area

0 .3 .6

Miles

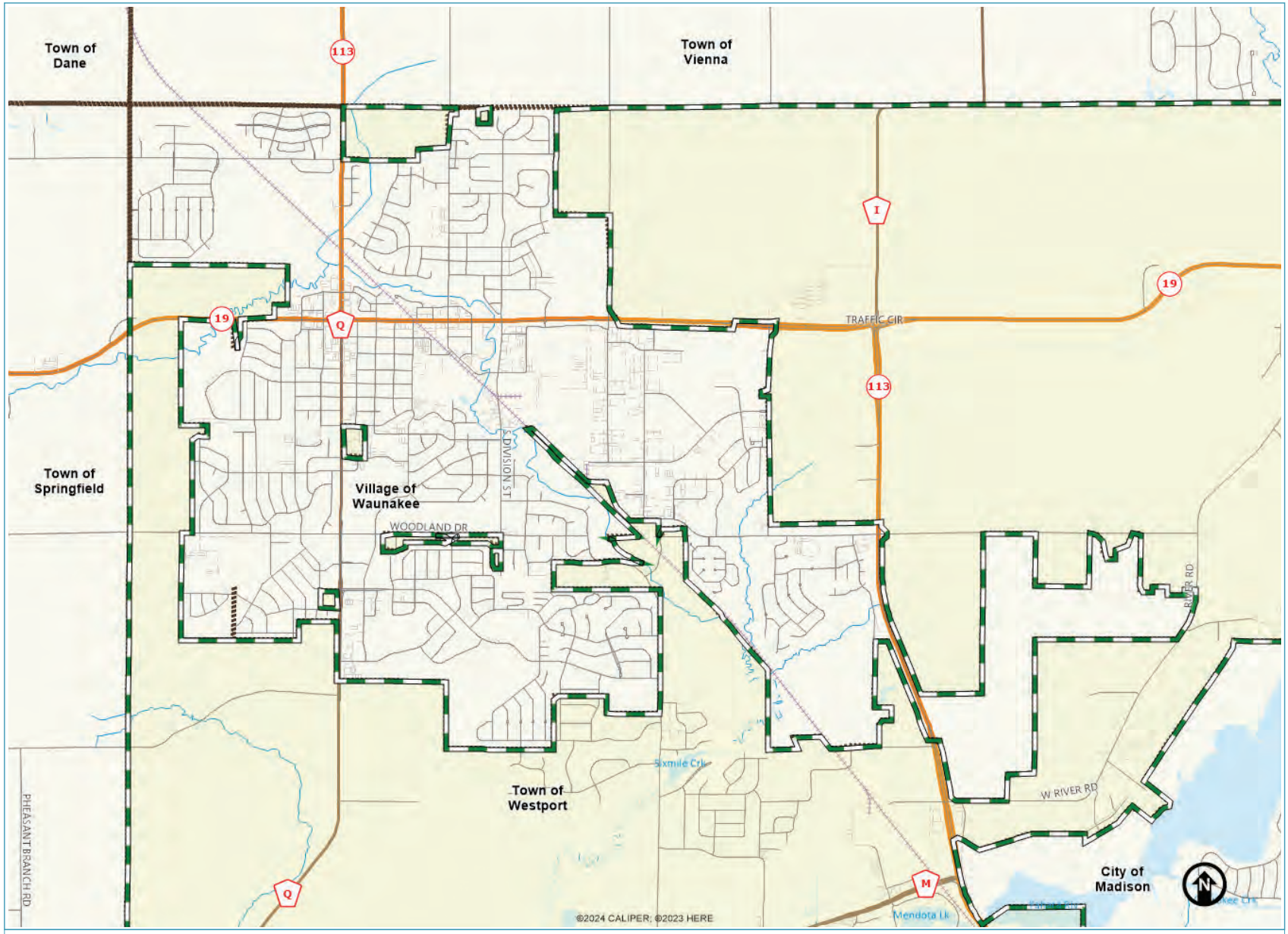
TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.

EXHIBIT 6

Waunakee-Westport Long-term Boundary and Plan Attachment Areas
(Followed by specific maps)



Westport Cooperative Boundary Agreement
Exhibit 6.0 Waunakee Current Boundary

February 8, 2026

LEGEND

Westport Incorporation Boundary

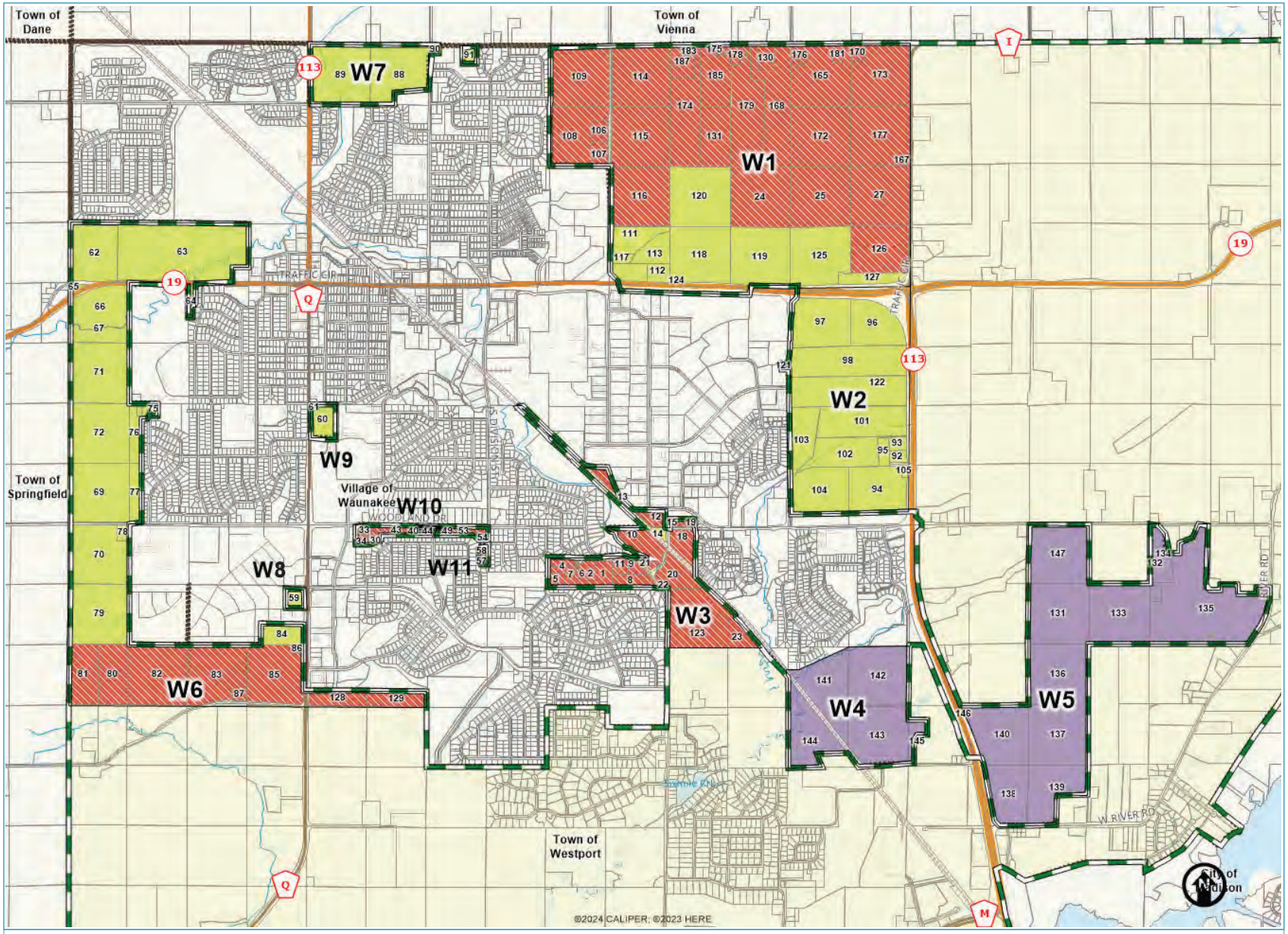
0 .3 .6

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.1 Waunakee Proposed Changes

February 8, 2026

LEGEND

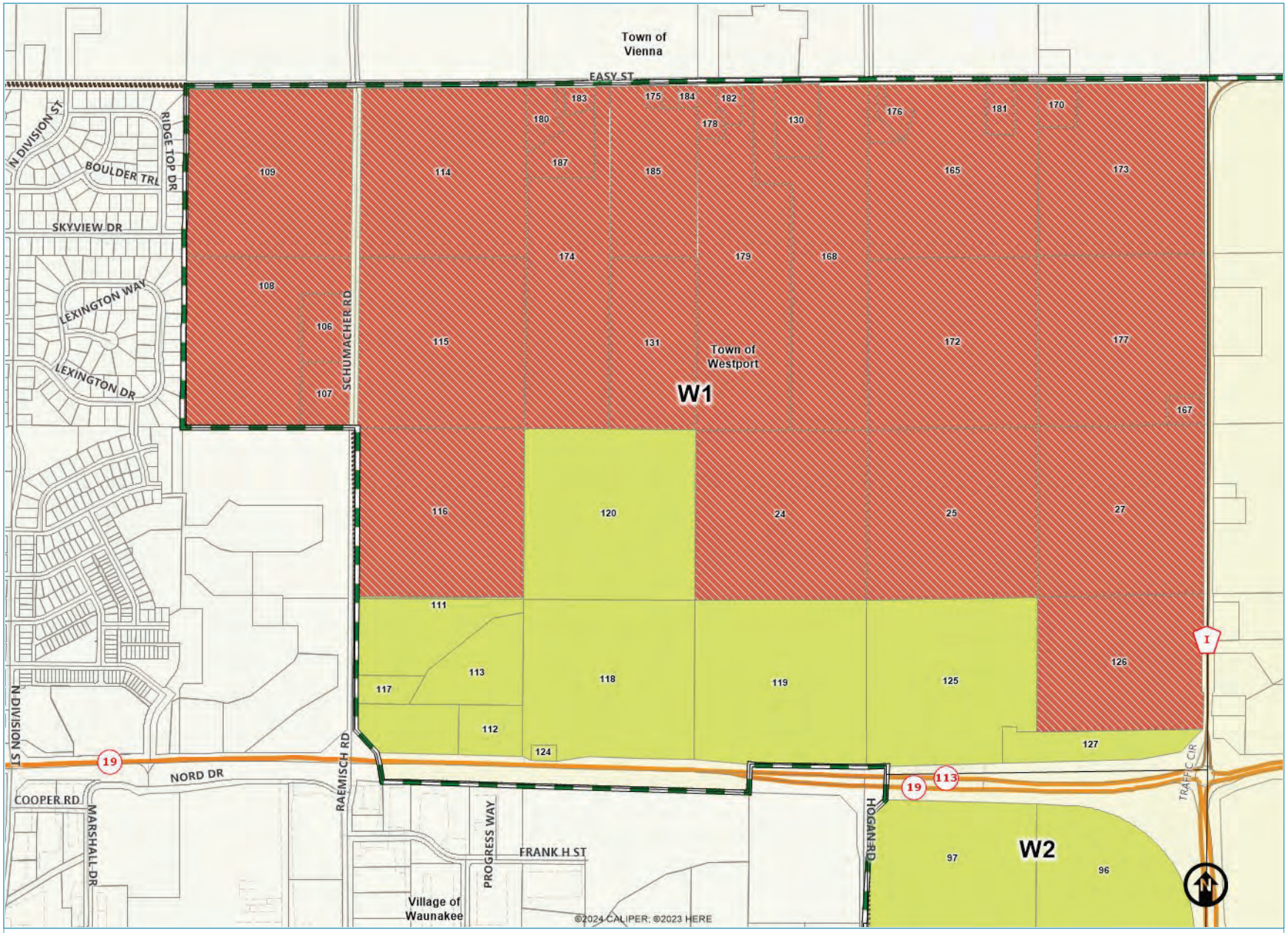
- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .5 1 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.2 Waunakee Area W1

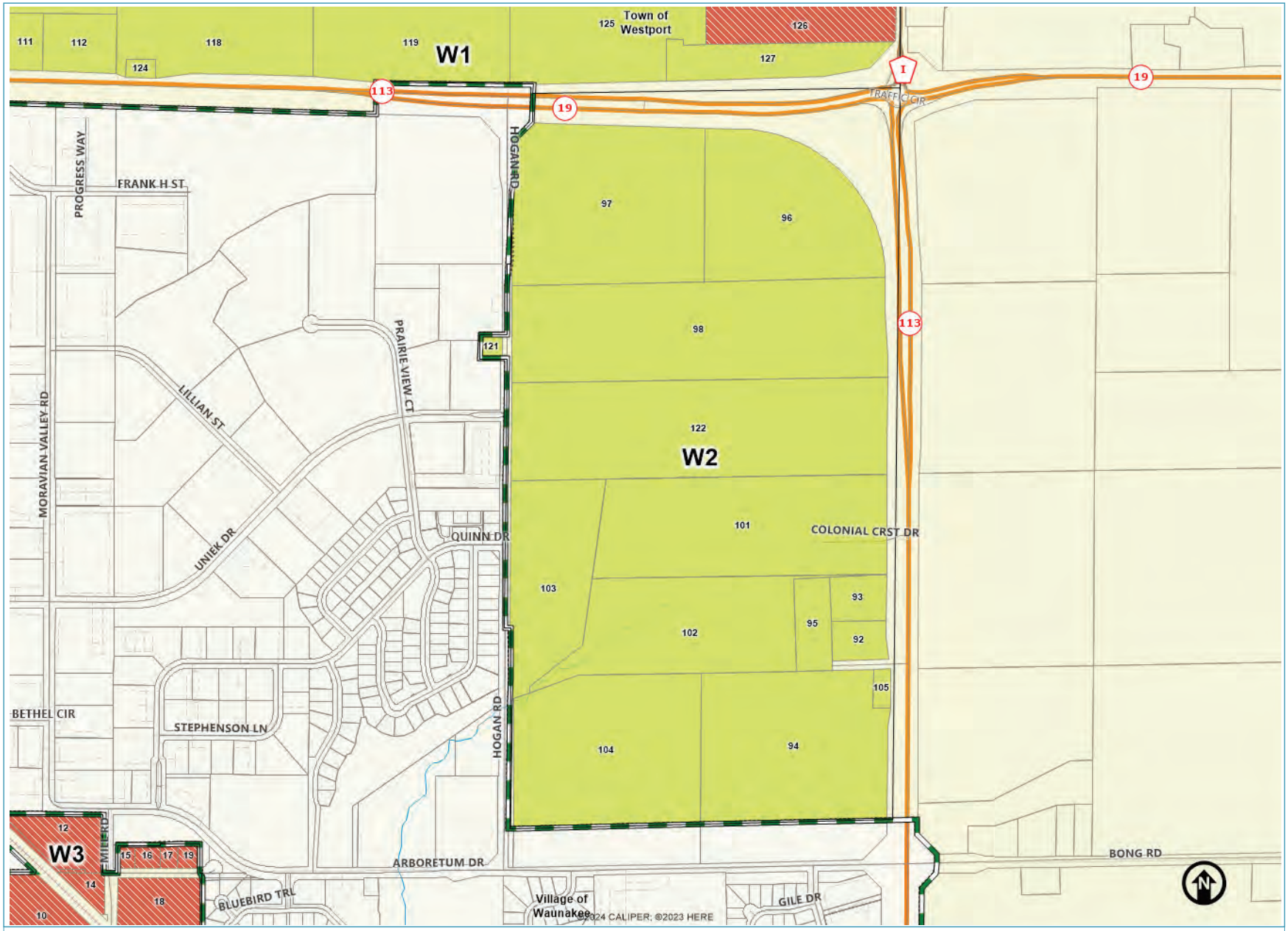
February 8, 2026

LEGEND

- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .15 .3 Miles

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.3 Waunakee Area W2

February 8, 2026

LEGEND

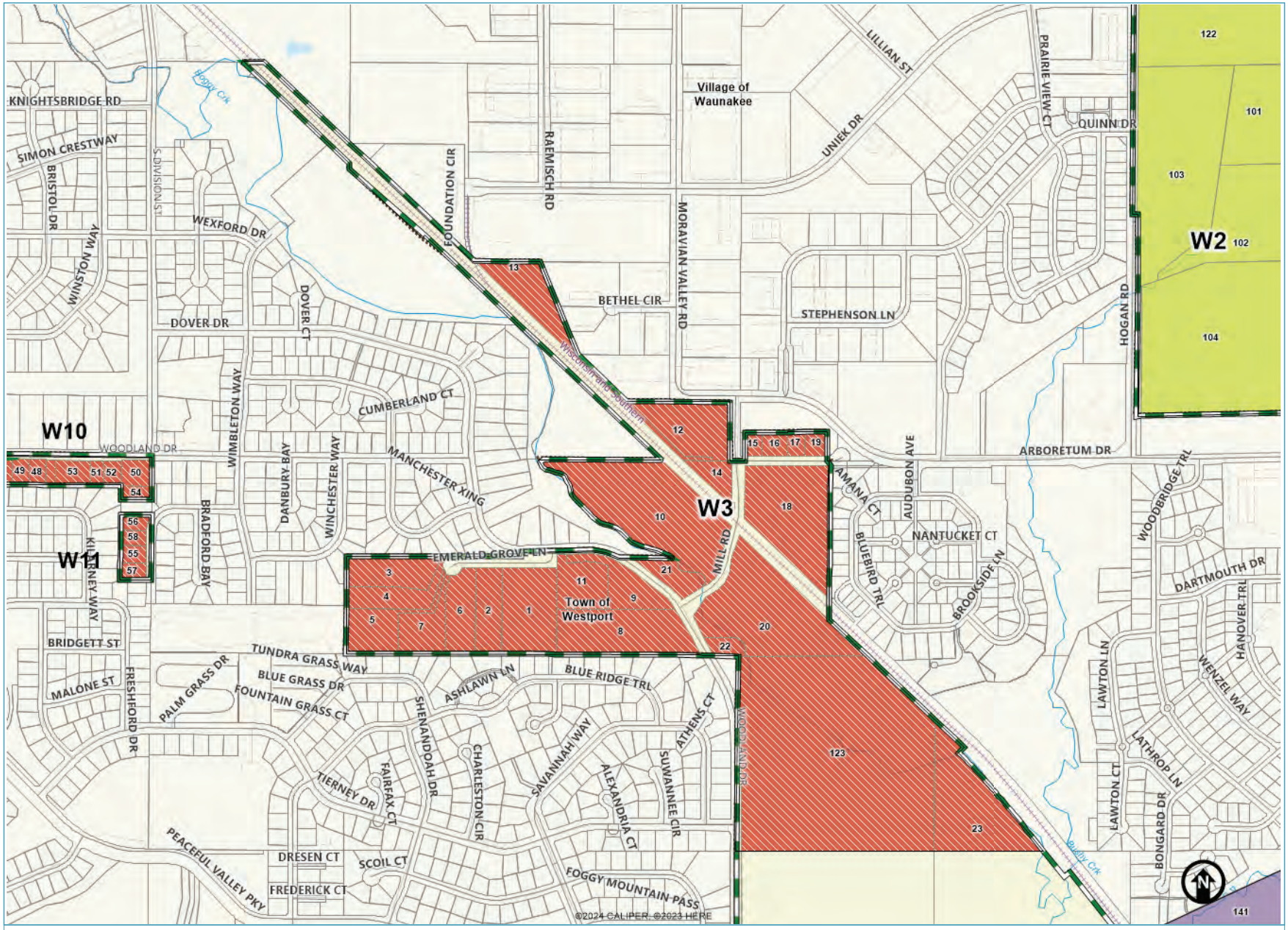
- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .15 .3
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.4 Waunakee Area W3

February 8, 2026

LEGEND

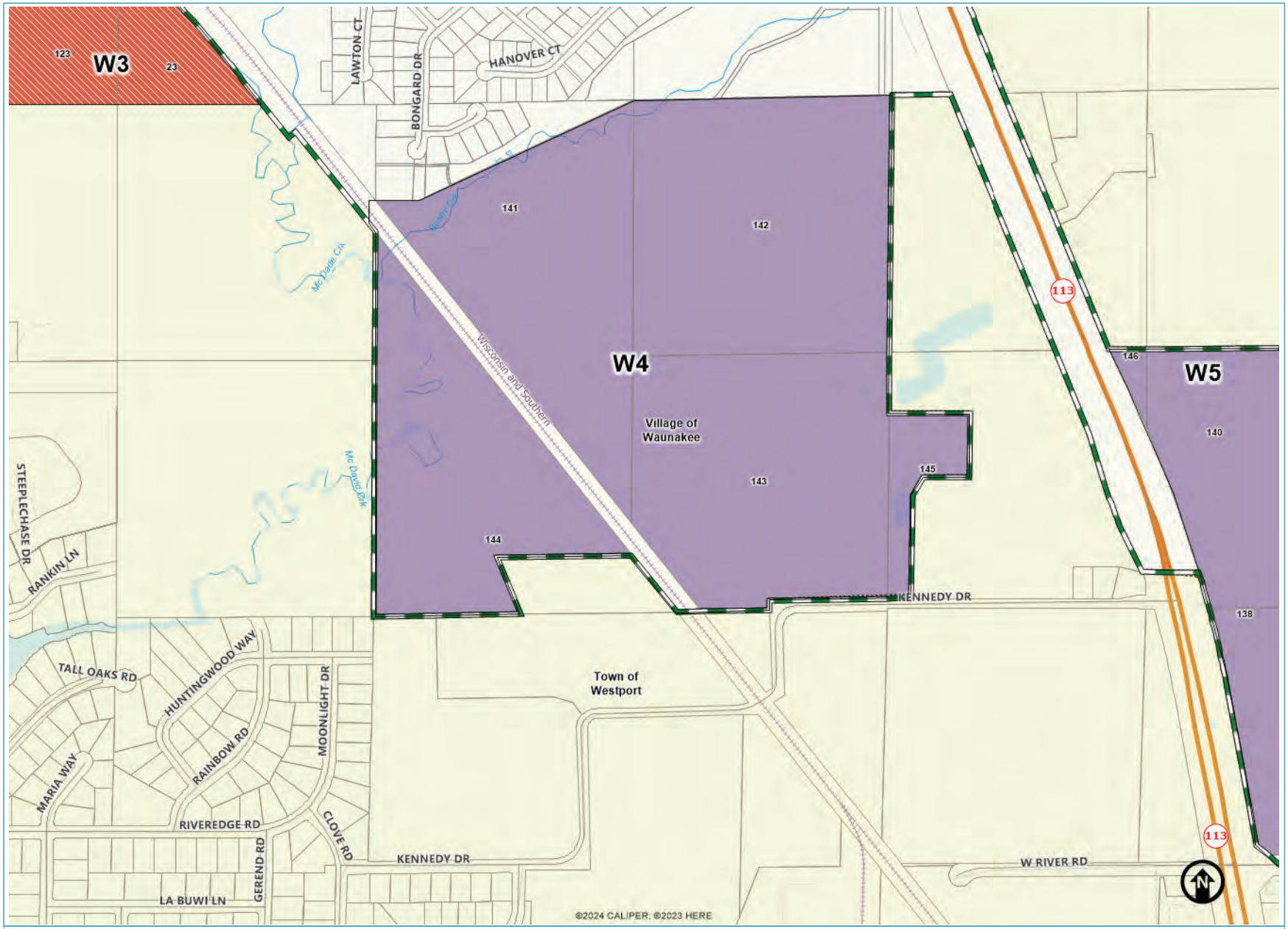
- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .15 .3
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.5 Waunakee Area W4

February 8, 2026

LEGEND

- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

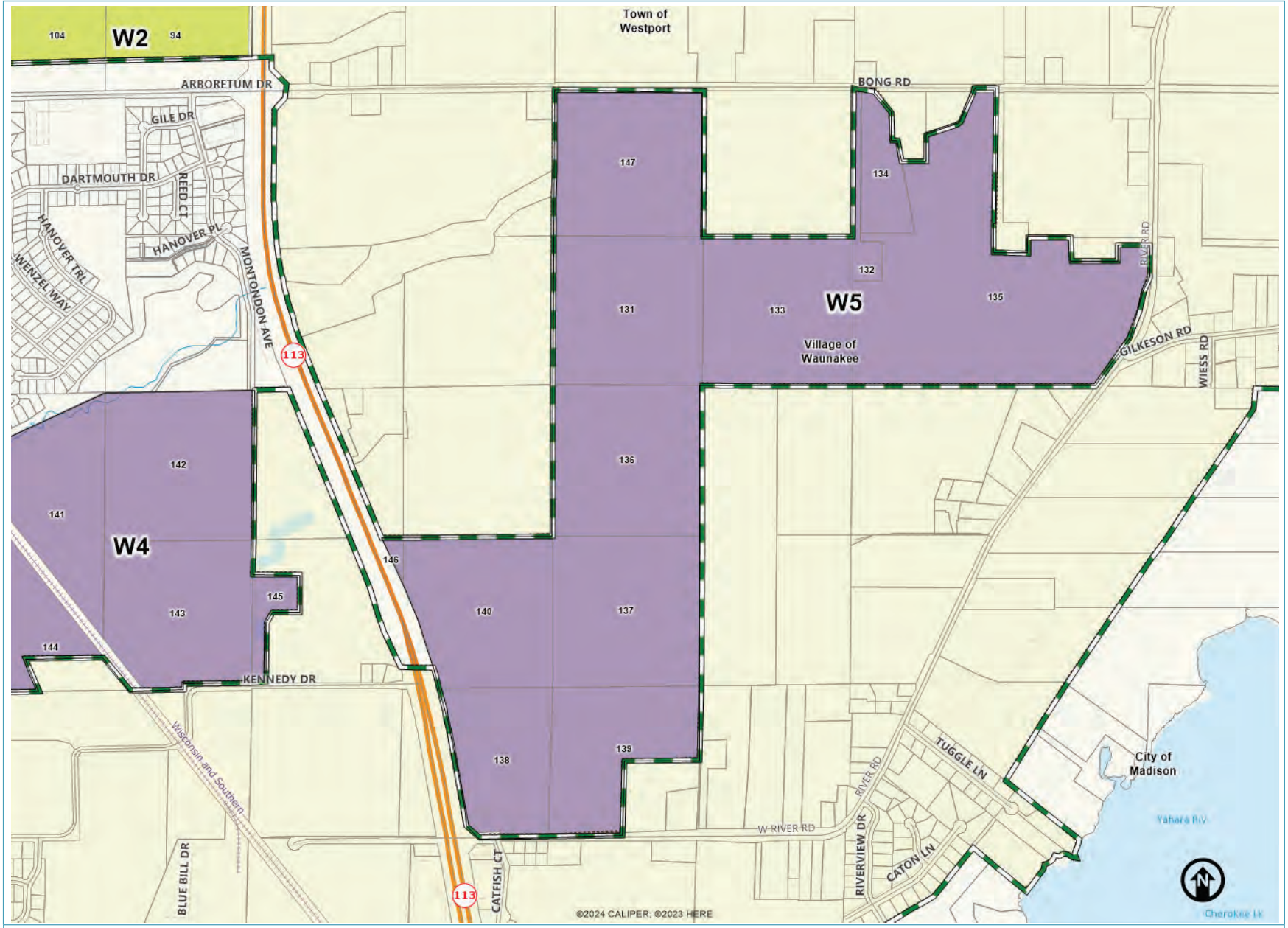
0 .1 .2

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.6 Waunakee Area W5

February 8, 2026

LEGEND

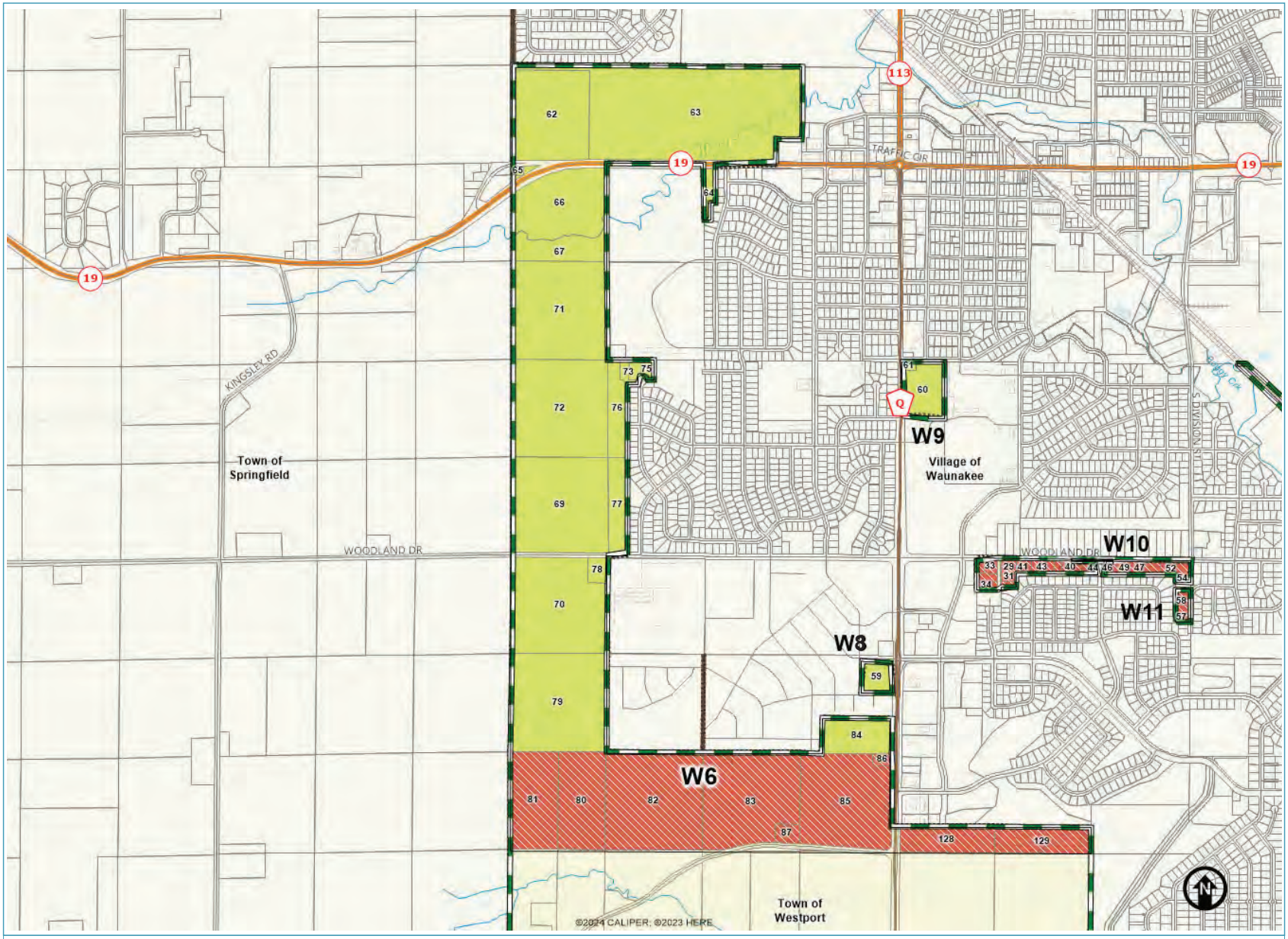
- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

0 .2 .4 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.7 Waunakee Area W6

February 8, 2026

LEGEND

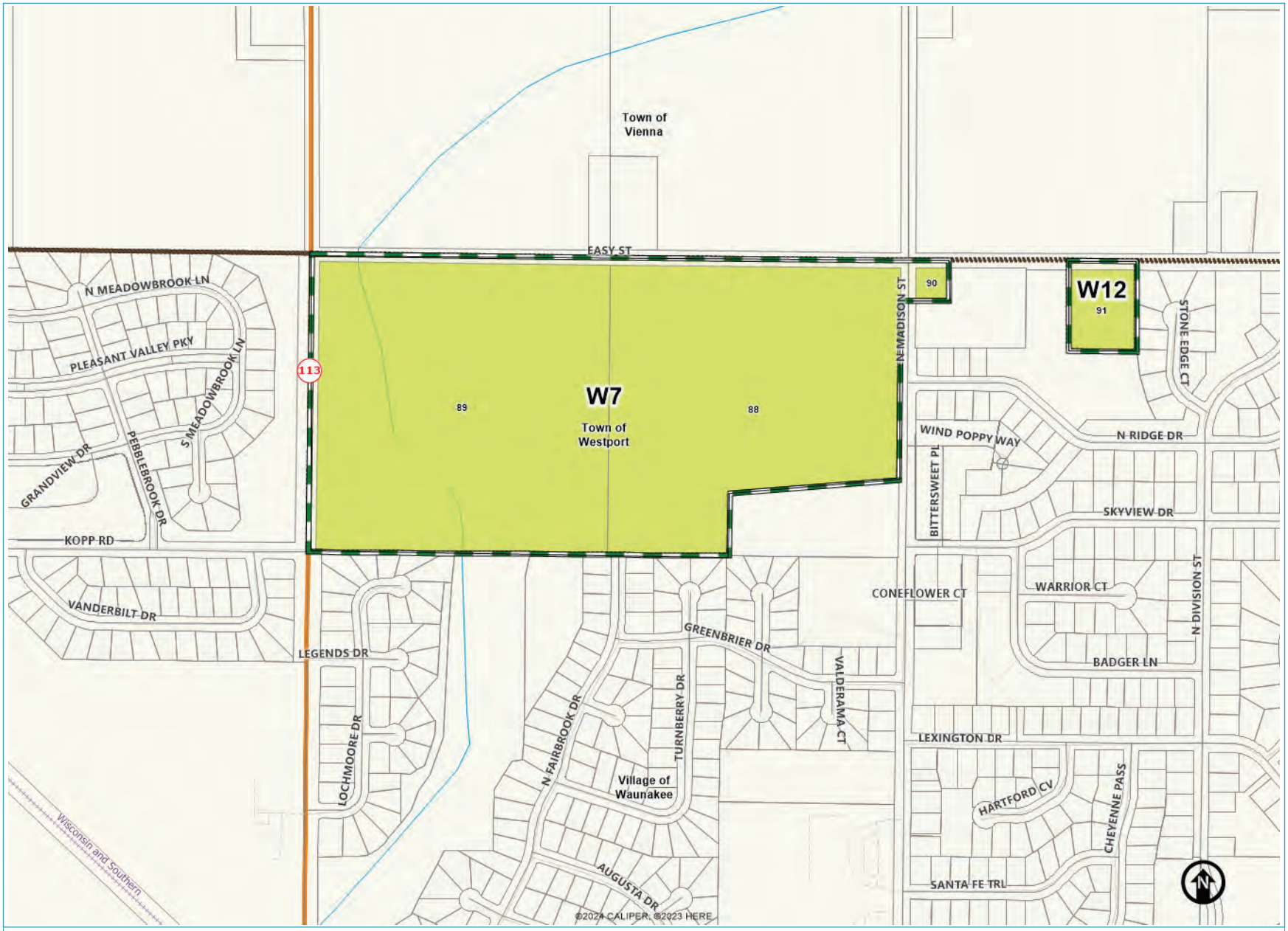
- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .3 .6 Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.8 Waunakee Areas W7 & W12

February 8, 2026

LEGEND

- Parcels with subject PINs
- Transfer Immediately
- Transfer Deferred
- Transfer to Westport

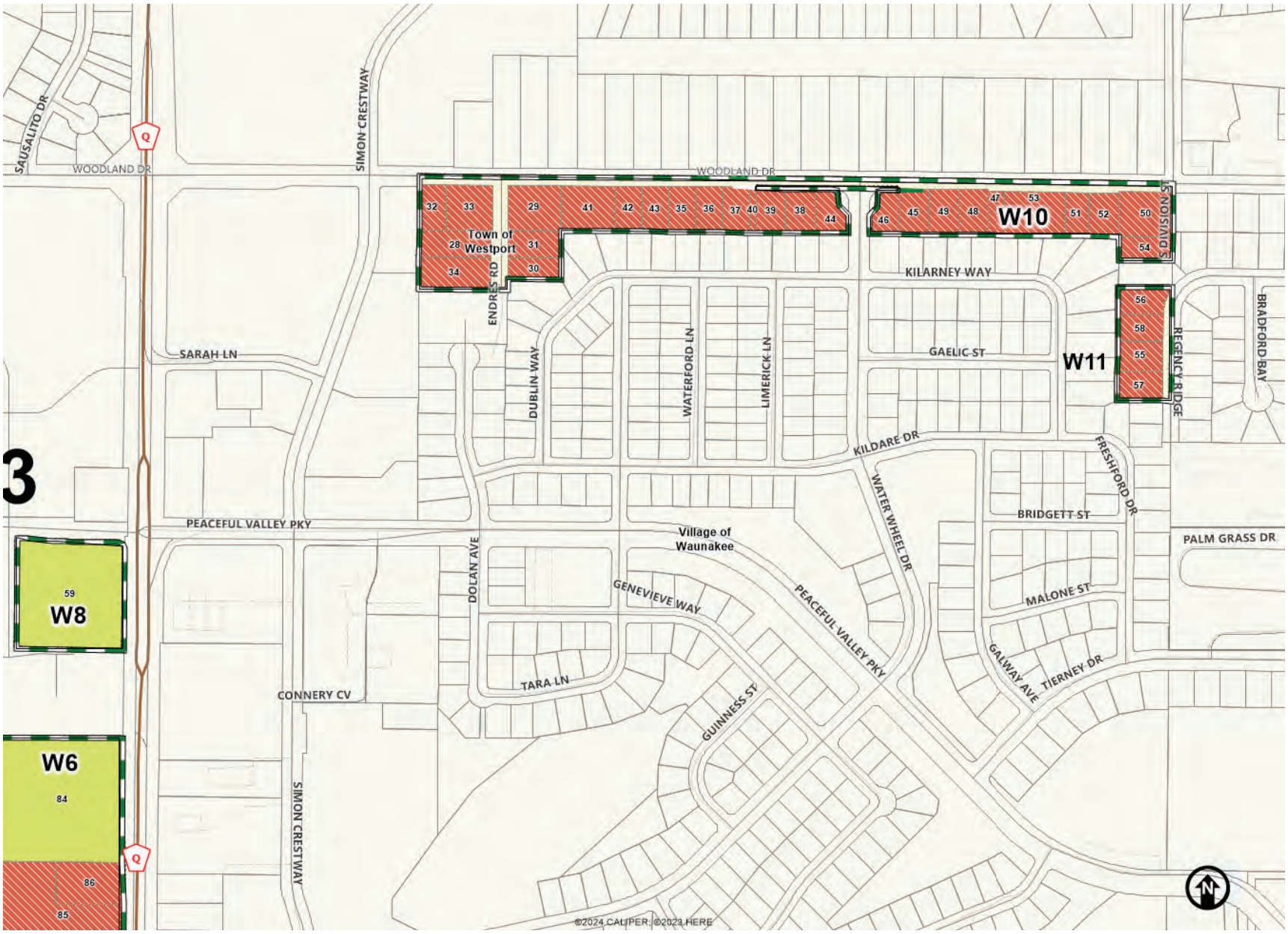
0 .1 .2

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Village of Waunakee, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.9 Waunakee Areas W8, W10 & W11

February 8, 2026

LEGEND

- Parcels with subject PINs
- Transfer Deferred
- Transfer Immediately
- Transfer to Westport

0 .075 .15
Miles

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.10 Waunakee Area W9

February 8, 2026

LEGEND

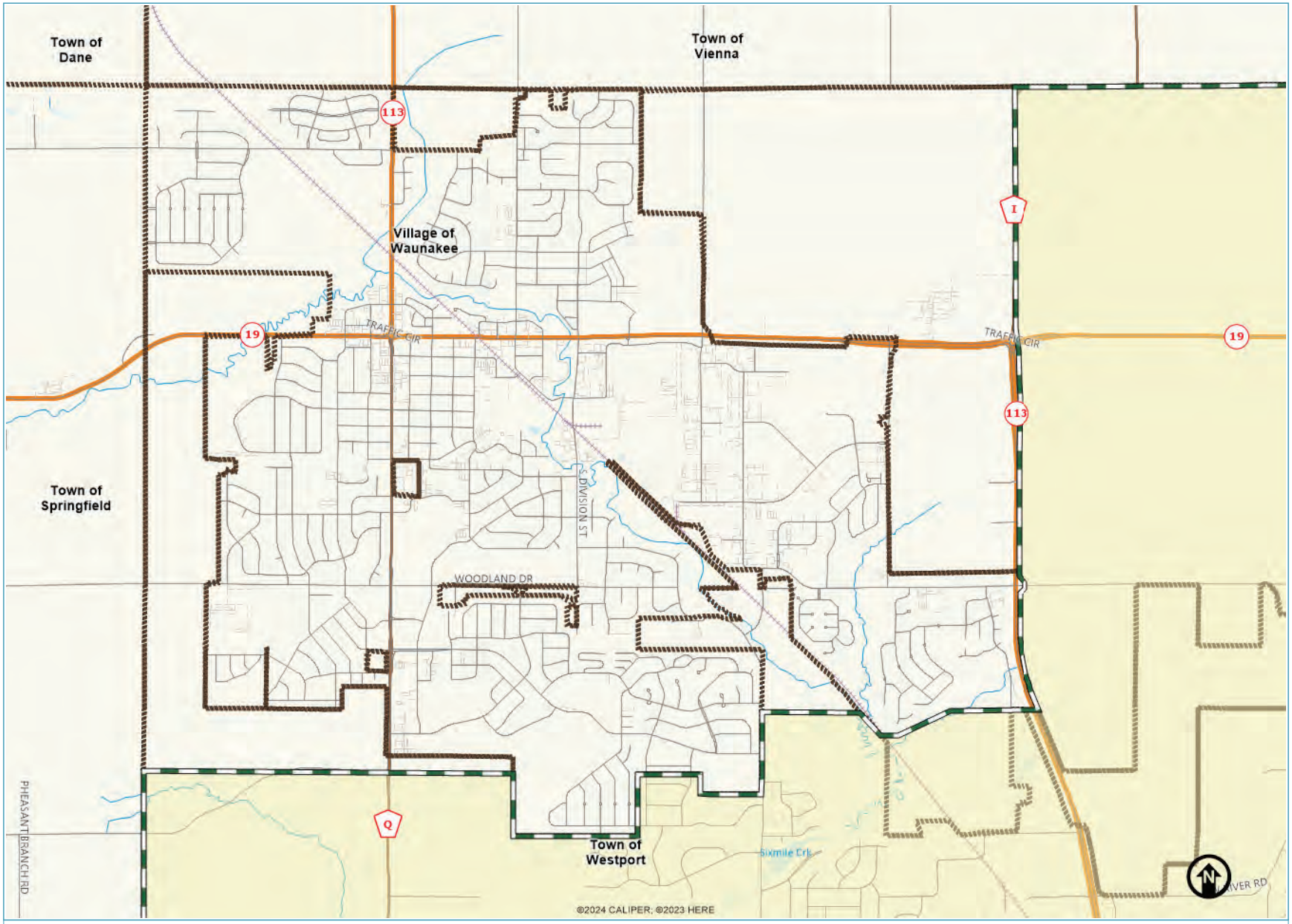
Parcels with subject PINs
Transfer Immediately
Transfer Deferred
Transfer to Westport

0 .03 .06
Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.



Westport Cooperative Boundary Agreement
Exhibit 6.11 Waunakee Future Boundary

February 8, 2026

LEGEND

Westport Future Boundary

Current Municipal Boundaries

0 .25 .5

Miles

TOWN OF WESTPORT

BECKER Professional Services

Sources: Wisconsin Legislative Technology Services Bureau, Dane County, Town of Westport, Becker Professional Services.

EXHIBIT 7

Initial Authorizing Resolutions of the Parties

Legislation Details (With Text)

File #:	90702	**Version:**	1	**Name:**	Westport Cooperative Plan
Type:	Resolution			**Status:**	Passed
File created:	10/31/2025			**In control:**	Attorney's Office
On agenda:	12/9/2025			**Final action:**	12/9/2025
Enactment date:	12/16/2025			**Enactment #:**	RES-25-00673

Title: Authorizing the City's Participation in the Preparation of a Cooperative Plan Between the Cities of Madison and Middleton, Villages of DeForest and Waunakee, and the Town of Westport Pursuant to Wis. Stat. § 66.0307.

Sponsors: Satya V. Rhodes-Conway

Indexes:

Code sections:

Attachments: 1. Draft Westport Cooperative Plan Maps.pdf, 2. Staff Comments.pdf

Date	Ver.	Action By	Action	Result
12/9/2025	1	COMMON COUNCIL	Adopt	Pass
12/1/2025	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/25/2025	1	COMMON COUNCIL	Refer	Pass
10/31/2025	1	Attorney's Office		

Fiscal Note

No City appropriation required.

Title

Authorizing the City's Participation in the Preparation of a Cooperative Plan Between the Cities of Madison and Middleton, Villages of DeForest and Waunakee, and the Town of Westport Pursuant to Wis. Stat. § 66.0307.

Body

WHEREAS, on October 4, 2024, the Town of Westport filed a petition for incorporation as the Village of Westport with the Dane County Circuit Court (Case No. 2024 CV 3040) pursuant to Wis. Stat. § 66.0203; and,

WHEREAS, the City of Madison, along with the City of Middleton, the Villages of DeForest and Waunakee, and the Waunakee Community School District have all been granted intervenor status in that matter; and,

WHEREAS, following a hearing on December 4, 2024, the Circuit Court found that Westport's incorporation petition was in proper form and ordered that the petition be referred to the incorporation review board for further proceedings consistent with State statute; and,

WHEREAS, since the Court's order, staff and officials from the Town of Westport, the Villages of DeForest and Waunakee, the Cities of Middleton and Madison have engaged in discussions related to the Westport incorporation petition, which petition raises numerous intergovernmental issues by and between the various entities; and,

WHEREAS, as part of the discussions, the municipalities have discussed the possibility of preparing a Cooperative Plan pursuant to Wis. Stat. § 66.0307 to address many of the issues that have been raised in the

process; and,

WHEREAS, while the City of Madison does not have a lot at stake in Westport's incorporation petition due to the topographical constraints in its boundary area with the Town (notably, the Yahara River and the Cherokee Marsh), it is in the City's interest to participate in this process; and,

WHEREAS, pursuant to the procedures set forth in Wis. Stat. § 66.0307(4)(a), each municipality that intends to participate in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307 is required to adopt a resolution authorizing participation in the preparation of the plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City of Madison, pursuant to Wis. Stat. § 66.0307 (4)(a), is authorized to participate in the preparation of a cooperative plan with the Town of Westport, the City of Middleton, and the Villages of DeForest and Waunakee.

RESOLUTION 2025-53

Resolution Authorizing Participation in the Preparation of a Cooperative Plan Between the Cities of Madison and Middleton, Villages of DeForest and Waunakee, and the Town of Westport Pursuant to Wis. Stat. § 66.0307

WHEREAS, staff and officials from the Town of Westport, the Village of DeForest, the Village of Waunakee, the City of Middleton, and the City of Madison have engaged in discussions related to the Westport Incorporation Petition; and

WHEREAS, on November 13, 2024, the City of Middleton and Town of Westport met in a joint workshop session to discuss the Town of Westport's incorporation petition and the potential to normalize the border between the two communities; and

Whereas, as part of the discussions, the municipalities have discussed the preparation and adoption of a Cooperative Plan pursuant to Wis. Stat. § 66.0307; and

Whereas, pursuant to the procedures set forth in Wis. Stat. § 66.0307, each municipality that intends to participate in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307 shall adopt a resolution authorizing participation in the preparation of the plan.

NOW, THEREFORE, the Common Council of the City of Middleton, pursuant to its authority under Wis. Stat. § 66.0307(4)(a), **RESOLVES** as follows:

1. The representations and recitations set forth in the Recitals are material to this Resolution and are hereby incorporated into and made a part of this Resolution as though they were fully set forth in this paragraph.

2. The Common Council of the City of Middleton hereby adopts this Resolution authorizing participation in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307.

3. Pursuant to Wis. Stat. § 66.0307(4)(a) 1-4, notice shall be provided to the parties identified therein within five (5) days after the adoption of this Resolution.

This resolution was adopted at a regular meeting of the Middleton Common Council on the 18th day of November, 2025.

Emily Kuhn, Mayor

ATTEST:

Lorie J. Burns, City Clerk

TOWN OF WESTPORT
RESOLUTION 25-09

AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN BETWEEN THE CITIES OF MADISON AND MIDDLETON, VILLAGES OF DEFOREST AND WAUNAKEE, AND THE TOWN OF WESTPORT PURSUANT TO WIS. STAT. § 66.0307

WHEREAS, staff and officials from the Town of Westport, the Village of DeForest, the Village of Waunakee, the City of Middleton, and the City of Madison have engaged in discussions related to the Westport Incorporation Petition; and

WHEREAS, as part of the discussions, the municipalities have discussed the preparation and adoption of a Cooperative Plan pursuant to Wis. Stat. § 66.0307; and

WHEREAS, pursuant to the procedures set forth in Wis. Stat. § 66.0307, each municipality that intends to participate in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307 shall adopt a resolution authorizing participation in the preparation of the plan.

NOW, THEREFORE, the Town of Westport Board of Supervisors, pursuant to its authority under Wis. Stat. § 66.0307(4)(a), hereby resolves as follows:

1. The representations and recitations set forth in the above Recitals are material to this Resolution and are hereby incorporated into and made a part of this Resolution as though they were fully set forth in this paragraph.

2. The Town of Westport hereby adopts this Resolution authorizing participation in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307.

3. Pursuant to Wis. Stat. § 66.0307(4)(a) 1-4, notice shall be provided to the parties identified therein within five (5) days after the adoption of this Resolution.

This resolution was duly adopted at a regular meeting of the Town of Westport Board of Supervisors on November 17, 2025, by a vote of 5 ayes, 0 nays, with 0 members not voting or absent.

TOWN OF WESTPORT

John Cuccia, Town Board Chair

APPROVED: 11/17/25
POSTED: 11/18/25

Attest:

Dean Grosskopf, Town Administrator/Clerk-Treasurer

RESOLUTION 2025-107

A RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN BETWEEN CITIES OF MADISON AND MIDDLETON, VILLAGES OF DEFOREST AND WAUNAKEE, AND THE TOWN OF WESTPORT PURSUANT TO WIS. STAT. §66.0307

WHEREAS, Village staff and officials from the Town of Westport, the Village of Waunakee, the City of Middleton, and the City of Madison have engaged in discussions related to the pending Westport Petition for Incorporation; and

WHEREAS, as part of the discussions, the municipal representatives have discussed the preparation and adoption of a Cooperative Plan pursuant to Wis. Stat. §66.0307; and

WHEREAS, pursuant to the procedures set forth in Wis. Stat. §66.0307, each municipality that intends to participate in the preparation of a Cooperative Plan under that statute shall adopt a resolution authorizing participation in the preparation of the plan;

NOW, THEREFORE, the Village Board of the Village of DeForest, pursuant to its authority under Wis. Stat. § 66.0307(4)(a), hereby resolves as follows:

1. The Village of DeForest staff are hereby authorized to participate in the preparation of a Cooperative Plan under Wis. Stat. §66.0307 between the Village and the City of Madison, City of Middleton, Village of Waunakee and Town of Westport.

2. Pursuant to Wis. Stat. §66.0307(4)(a)1-4, the Village Administrator shall cause notice of this Resolution to be provided to the parties identified herein within five (5) days after the adoption of this Resolution.

Adopted at a regular meeting of the Village Board this 18th day of November, 2025.

Jane Cahill Wolfgram, Village President

Attest: Callista Lundgren
Callista Lundgren, Village Clerk

6-1
Trustee Simpson voted no

VILLAGE OF WAUNAKEE
RESOLUTION NO. R-2025-55

RESOLUTION AUTHORIZING PARTICIPATION IN THE PREPARATION OF A COOPERATIVE PLAN AMONG THE CITIES OF MADISON AND MIDDLETON, THE VILLAGES OF DEFOREST AND WAUNAKEE, AND THE TOWN OF WESTPORT PURSUANT TO WIS. STAT. § 66.0307

Recitals

A. At a staff level, the Village of Waunakee (the "Village") has engaged in discussions with officials from the Town of Westport, the Village of DeForest, the City of Middleton, and the City of Madison related to the Westport Incorporation Petition.

B. As part of the discussions, the municipalities have discussed the preparation and adoption of a Cooperative Plan pursuant to Wis. Stat. § 66.0307.

C. Pursuant to the procedures set forth in Wis. Stat. § 66.0307, each municipality that intends to participate in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307 shall adopt a resolution authorizing participation in the preparation of the plan.

NOW, THEREFORE, the Village Board of the Village of Waunakee, pursuant to its authority under Wis. Stat. § 66.0307(4)(a), RESOLVES as follows:

1. The representations and recitations set forth in Recitals are material to this Resolution and are hereby incorporated into and made a part of this Resolution as though they were fully set forth in this paragraph.

2. The Village Board of the Village of Waunakee hereby adopts this Resolution authorizing participation in the preparation of a Cooperative Plan under Wis. Stat. § 66.0307.

3. Pursuant to Wis. Stat. § 66.0307(4)(a)1.-4., notice shall be provided to the parties identified therein within five (5) days after the adoption of this Resolution.

The above Resolution was duly adopted at the regular meeting of the Village Board of the Village of Waunakee on December 1, 2025.

VILLAGE OF WAUNAKEE

Kristin Runge, Village President

Karla Endres, Village Clerk

EXHIBIT 8
Affidavits of Mailing

EXHIBIT 9

Affidavits of publication of joint public hearing

EXHIBIT 10

Record of Public Participation and Comment

EXHIBIT 11

Resolutions Adopting the Cooperative Plan and Authorizing Submittal of Plan to the State

From:	Alan Kesner
To:	dgrosskopf@townofwestport.org; wcole@axley.com; kendres@waunakee.com; bkleinmaier@staffordlaw.com; lburns@cityofmiddleton.us; MFleming@murphydesmond.com; lundgrenc@deforestwi.gov; areuter@rwelaw.net; Clerk; Haas, Michael R; Viste, Doran
Cc:	Tom Hoch
Subject:	Comment of Tom Hoch at February 11, 2026, Joint Public Hearing regarding Cooperative Boundary Plan
Date:	Thursday, February 26, 2026 10:58:50 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png Final Tom Hoch Westport Waunakee presentation 02112026 - 52953670.1.docx

You don't often get email from alan.kesner@michaelbest.com. Learn why this is important

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

To the Clerks and Attorneys of Town of Westport, Village of Waunakee, Village of DeForest, City of Middleton, City of Madison:

Please find attached the comments of my client, Tom Hoch, which were presented at the February 11, 2026, Joint Public Hearing regarding the proposed Cooperative Boundary Plan between the Town of Westport, Cities of Madison and Middleton, and Villages of Deforest and Waunakee, held at the Westport Town Hall.

We are submitting the attached as written comment to the proposed Cooperative Boundary Agreement, pursuant to the provisions of Sec. 66.0307(4)(c), Wis. Stats. By submission of these comments, we ask that each municipality consider these comments, and make any revisions it feels are necessary in response to the comments, prior to adopting a final version of the Agreement.

Thank you for your consideration of these comments. Please let me know if you have any questions or need any additional information.

Alan Kesner
Of Counsel
T 414.225.2778 | **M** 414.719.0221
alan.kesner@michaelbest.com | bio
Milwaukee, WI

Michael Best
Michael Best & Friedrich LLP · A LexMundi Member
www.michaelbest.com

Email Disclaimer

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Tom Hoch statement for February 11, 2026 Public Hearing regarding the proposed Cooperative Boundary Plan between the Town of Westport, Cities of Madison and Middleton, and Villages of Deforest and Waunakee

Westport Town Hall

Good evening. My name is Tom Hoch. My brother, sons and I own the 300 acres identified as 3H of Wisconsin, LLC. This land is located in area W5 of the proposed Boundary Agreement.

During our ownership, the property has been used for agricultural purposes. When we purchased it, our intention was that, at the right time, a significant portion of it would be made available for future development. Although we had a planning study conducted in the past, we are not bringing forth any specific proposals today. We simply want to ensure that the option for future development remains open.

Ever since the implementation of the 1996 Boundary Stipulation between Waunakee and Westport, our land has been frozen as agricultural and designated as part of a community-separation area, as a protection from Madison and was annexed into Waunakee without our support. The continued designation of our land as a community separation area is unacceptable.

The new boundary agreement and incorporation process offer a chance to reconsider those designations and create a more productive long-term vision for our land. Hopefully, the subsequent planning processes will allow for reimagining the future of our land. With this new Agreement in place, community separation zones are no longer needed to control growth and expansion of any of the communities involved.

There is a section in the draft describing consistency with the 2017 Waunakee-Westport Joint Comprehensive Plan, which emphasizes “ensuring community separation.” Our land is referenced in that context because of the past agricultural use. We do not believe it is appropriate for our privately owned land to be used to enforce or maintain community separation references. Growth and development are the prime benefits encouraged by the incorporation of Westport, and we hope to be a part of that.

I want to be clear: we respect the planning goals of both communities, and we are absolutely willing to work cooperatively with future planning efforts in our community. We simply want to ensure that whatever uses are eventually permitted on our land are appropriate, compatible with community needs, and not detrimental to the value of the long-term investment our family has made in the community. We are committed to being good partners in that process—but partnership requires flexibility, not pre-emptive restrictions.

Our request is simple:

Please do not use this agreement to lock in or perpetuate separation-area restrictions on our property. Please allow flexibility so that, in the years ahead, our land can be considered for appropriate development—just like other privately owned lands in Westport and Waunakee.

We have been patient stewards of this land for three decades. All we ask is that the Town and Village ensure the new agreement does not prohibit the reasonable use and development of our property.

Thank you for your time and consideration.

I oppose being annexed into the City of Middleton. Because of Taxes - cost of water & sewer and cost of sidewalk & curb & gutter

[signature]
5306 Carnation Way
Waunakee WI 53597.

[signature]
4480 CTY RD Q
WAUNAKEE WI 53597

From: Dean Laufenberg <deanlaufenberg@gmail.com>
Sent: Sunday, March 1, 2026 12:39 PM
To: ekuhn@cityofmiddleton.us; Dean Grosskopf <dgrosskopf@townofwestport.org>
Subject: Westport incorporation

Mayor Kuhn and Town Admin Grosskopf,

We are formally writing today within the 20 day comment period in regards to the properties titled to the Laufenberg Living Trust, Henry C. We Henry Laufenberg as trustee and Dean Laufenberg as successor trustee are not in favor in the current form of our properties being relocated to the city of Middleton. We have concerns revolving around sustaining our farming operation. A few of these concerns but not all would include property tax implications (Seemingly a much higher mill rate for the city of Middleton) loss of our farmland preservation credit knowingly or unknowingly to possible changes that would happen to our A1 exclusive zoning. We along with a couple of our also affected Neighbors have a meeting scheduled with the town of Westport Attorney Tuesday, March 3 at 11am. We hope to address these questions and more, but feel more time could be needed outside the 20 day comment period to resolve these issues. Thank you for your time and consideration while we work through this process.

Regards,

Henry Laufenberg

Dean Laufenberg

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

March 3, 2026

Town of Westport
Dean A. Grosskopf, Administrator/Clerk Treasurer
5387 Mary Lake Rd
Waunakee, WI 53597

RE: Cooperative Plan between the Town of Westport, the Cities of Madison and Middleton, and the Villages of DeForest and Waunakee

Dear Administrator Grosskopf,

I am writing on behalf of the Capital Area Regional Planning Commission (CARPC) staff to comment on the Cooperative Plan between the Town of Westport, the Cities of Madison and Middleton, and the Villages of DeForest and Waunakee as required by § 66.0307(c), Wis. Stats.

Consistency with the Regional Land Use Plan

The *2050 Regional Development Framework*[1] fulfills CARPC's statutory duty of making and adopting a master plan for the physical development of the Dane County region under § 66.0309(9), Wis. Stats. The Framework recognizes the power that local governments have in shaping land use by determining which areas can be developed and which will be preserved through local plans, policies, and ordinances. CARPC encourages communities to incorporate Framework strategies into their comprehensive plans and the regulations, agreements, and other activities employed to implement them as we work to achieve our shared climate, quality of life, and preservation goals.

For the most part, the Cooperative Plan between Westport and its neighboring communities does not address specific land use patterns or practices. As this Plan and future related plans and policies are developed and implemented, CARPC encourages Westport to consider the following *Regional Development Framework* strategies in addition to following the land use recommendations outlined in the 2017 *Village of Waunakee - Town of Westport Joint Comprehensive Plan*.[2]

1. **Preserve stewardship areas** – The Framework steers development away from protected natural areas and advocates for enhancing resource stewardship by protecting voluntary

[1] https://www.capitalarearpc.org/wp-content/uploads/2024/01/RDF_Final-Report_July-2022.pdf
[2] https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/waunakee-westport_joint_comprehensive_plan.pdf

environmental corridor resources such as potentially restorable wetlands, 500-year floodplains, internally drained areas, and high-quality woodlands. CARPC's Dane County Estimated and Voluntary Environmental Corridors map[3] shows that much of Westport contains resources that may be valuable to protect from development, particularly in the western half of the community.

2. **Preserve farming areas** – The Framework advocates for minimizing development in long-term farmland preservation areas and thoughtfully coordinating development within farmland transition areas. The 2022 *Dane County Farmland Preservation Plan*[4] designates the majority of land in Westport as Farmland Preservation Area where farming will predominate over the next 20 years. Future development should occur in areas of Westport that the *Farmland Preservation Plan* currently identifies as Non-Farm Planning Areas, which may be more suitable to residential, commercial, recreational, suburban, or urban land uses in the next 20 years.

   The Cooperative Plan does identify a long-term farmland and open space Preservation Area in the northeast corner of the proposed Village of Westport, which is appropriately located with respect to existing conservation easements, governmentally owned property, and the Town of Vienna's state-designated Agricultural Enterprise Area to the north.

3. **Prioritize growth in already developed areas** – The Framework supports directing growth toward already developed areas to create vibrant communities, use infrastructure and tax dollars efficiently, and reduce development pressure on farmland and natural areas. The Cooperative Plan does not explicitly address Westport's anticipated future growth. Moving forward, CARPC encourages Westport to consider *Regional Development Framework* growth strategies in future development decisions and follow policies outlined in the 2017 *Village of Waunakee - Town of Westport Joint Comprehensive Plan* that align with these strategies, including:
   - Avoiding development in the Community Separation Areas identified along WIS 19, WIS 113, and CTH Q
   - Allowing non-rural uses like residential neighborhoods and non-agricultural commercial and industrial development only in limited areas, including the CTH M corridor between WIS 113 and Woodland Drive and near the intersection of CTH M and CTH K

Finally, the Framework recognizes that competing interests among neighboring communities can hinder the coordinated planning needed to achieve shared regional goals and emphasizes the importance of effective intergovernmental collaboration to overcome shared challenges. CARPC supports Westport's overall effort to develop a Cooperative Plan with adjacent communities and commends both its proactive coordination to balance competing interests and its decision to eliminate jurisdictional islands in order to facilitate efficient governance and provision of municipal

[3] https://carpc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=6b3029208bef444483ea99876bb37c9b
[4] https://www.danecountyplanning.com/planning/Farmland-Preservation-Plan

services. The RPC also appreciates the Plan's references to comprehensive plan consistency and collaboration on regional transportation issues such as coordinating mass transit service and bike path connectivity. Moving forward, Westport should continue to coordinate proactively with neighboring municipalities, including the Towns of Vienna and Springfield.

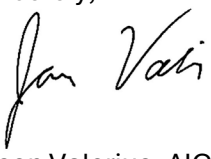
Delivery of Municipal Services

Westport is part of the Madison Metropolitan Sewerage District (MMSD), and most Westport development is served by MMSD sewer (the proposed incorporation boundary includes a portion of the Central Urban Service Area and three Limited Service Areas along River Road that support residential developments). Westport has its own water utility (Westport Water Utility) which serves approximately 370 metered sites from two wells and one water tower. Many homes operate on individual and shared wells.

The 2017 Joint Comprehensive Plan outlines Waunakee and Westport's agreement to extend sewer and water infrastructure efficiently within planned urban service areas and limit residential development with densities over one unit per acre to existing urban service areas. The Joint Comprehensive Plan also asserts Westport's prohibition of all non-agricultural development that cannot connect to municipal sewer and water (with the exception of allowable minor residential land divisions and rezones) and prioritization of preserving rural character areas that are not served by public utilities.

We expect that the Cooperative Plan's provisions to eliminate jurisdictional islands will streamline the efficient delivery of municipal services, and we encourage the continuation of local comprehensive plan policies to avoid new development not served by municipal sewer and water service.

Sincerely,



Jason Valerius, AICP
Executive Director

Cc (via email):

Bradley Vowels-Katter, Municipal Boundary Review, Wisconsin Department of Administration
Lydia A. McComas, City Clerk, City of Madison
Lorie Burns, City Clerk, City of Middleton
Calli Lundgren, Village Clerk, Village of DeForest
Karla Endres, Village Clerk, Village of Waunakee

City of Madison

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

Master

File Number: 91953

File ID:	91953	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/10/2026
File Name:	CLAIM: A. Filkouski - Property Damage - $20,000.00			**Final Action:**	
Title:	A. Filkouski - Property Damage - $20,000.00				
Notes:	EVL007374				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/24/2026	Referred	Risk Manager		03/18/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/18/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 91953

Title

A. Filkouski - Property Damage - $20,000.00

Body

Claim received 2/6/2026.

City of Madison

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

Master

File Number: 92080

File ID:	92080	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/20/2026
File Name:	CLAIM: W. Duddleston - Property Damage - $1,065.00			**Final Action:**	

Title: W. Duddleston - Property Damage - $1,065.00

Notes: EVL007419

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

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92080

Title

W. Duddleston - Property Damage - $1,065.00

Body

Claim received 2/19/2026.

City of Madison

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

Master

File Number: 92083

File ID:	92083	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/20/2026
File Name:	CLAIM: S. Vandeslunt - Vehicle Damage - $750.00			**Final Action:**	
Title:	S. Vandeslunt - Vehicle Damage - $750.00				
Notes:	EVL007420				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92083

Title

S. Vandeslunt - Vehicle Damage - $750.00

Body

Claim received 2/19/2026.

City of Madison

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

Master

File Number: 92112

File ID:	92112	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/24/2026
File Name:	CLAIM: Progressive Universal Insurance Company - Vehicle Damage - $2,050.60			**Final Action:**	

Title: Progressive Universal Insurance Company - Vehicle Damage - $2,050.60

Notes: EVL007431

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

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92112

Title

Progressive Universal Insurance Company - Vehicle Damage - $2,050.60

Body

Claim received 2/20/2026.

City of Madison

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

Master

File Number: 92119

File ID:	92119	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/25/2026
File Name:	CLAIM: E. Hocker - Property Damage - $270.00			**Final Action:**	
Title:	E. Hocker - Property Damage - $270.00				
Notes:	EVL007439				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92119

Title

E. Hocker - Property Damage - $270.00

Body

Claim received 2/23/2026.

City of Madison

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

Master

File Number: 92157

File ID:	92157	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/02/2026
File Name:	CLAIM: S. McNeil - Vehicle Damage - $3,999.88			**Final Action:**	
Title:	S. McNeil - Vehicle Damage - $3,999.88				
Notes:	EVL007446				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92157

Title

S. McNeil - Vehicle Damage - $3,999.88

Body

Claim received 2/27/2026.

City of Madison

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

Master

File Number: 92195

File ID:	92195	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/03/2026
File Name:	CLAIM: A. Harper - Personal Property - $5,331.00			**Final Action:**	
Title:	A. Harper - Personal Property - $5,331.00				
Notes:	EVL007451				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	03/10/2026	Referred	Risk Manager		03/17/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	03/17/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92195

Title

A. Harper - Personal Property - $5,331.00

Body

Claim received 3/2/2026.

City of Madison

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

Master

File Number: 92025

File ID:	92025	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	SUSTAINABLE MADISON COMMITTEE
				File Created Date :	02/17/2026
File Name:	Building Energy Savings Code Updates			**Final Action:**	

Title: Amending various portions of Section 29.40 and 1.08(4)(d) of the Madison General Ordinances to update language and requirements of the Building Energy Savings Code regarding timing and to provide citation authority to the Sustainability and Resilience Manager.

Notes: 7033BuildingEnergySavingsCodeUpdates

Sponsors:	Satya V. Rhodes-Conway, Tag Evers And Regina M. Vidaver	**Effective Date:**	
Attachments:	92025Body.pdf	**Enactment Number:**	
Author:	Doran Viste	**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	02/17/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Sustainable Madison Committee (3/23/26), Common Council (3/24/26)					
1	COMMON COUNCIL	03/10/2026	Refer	SUSTAINABLE MADISON COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the SUSTAINABLE MADISON COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 92025

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending various portions of Section 29.40 and 1.08(4)(d) of the Madison General Ordinances to update language and requirements of the Building Energy Savings Code regarding timing and to provide citation authority to the Sustainability and Resilience Manager.

Body

DRAFTER'S ANALYSIS: This ordinance makes several minor changes to the Building

Energy Savings Code regarding the timing provisions associated with submitting for extensions and exemptions from the reporting requirements. Based upon staff experience, it was felt that additional time for such submittals was appropriate and that not as much time was needed for the City to grant or deny such requests. In addition, this ordinance would provide citation authority over the enforcement of the Building Energy Savings Code to the City's Sustainability and Resilience Manager, or designee. Currently, enforcement is only provided to the Building Inspection Division. This change will allow the staff who administer this ordinance the ability to enforce the terms thereof directly without having to rely upon Building Inspection staff.

****

Please see Legistar File No. 92025 Body in Attachments.

Legistar File No. 92025 Body

DRAFTER'S ANALYSIS: This ordinance makes several minor changes to the Building Energy Savings Code regarding the timing provisions associated with submitting for extensions and exemptions from the reporting requirements. Based upon staff experience, it was felt that additional time for such submittals was appropriate and that not as much time was needed for the City to grant or deny such requests. In addition, this ordinance would provide citation authority over the enforcement of the Building Energy Savings Code to the City's Sustainability and Resilience Manager, or designee. Currently, enforcement is only provided to the Building Inspection Division. This change will allow the staff who administer this ordinance the ability to enforce the terms thereof directly without having to rely upon Building Inspection staff.

****

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

1. Subparagraph b entitled "Deadline" of Paragraph 3 entitled "Exemptions" of Subdivision (a) entitled "Applicability" of Subsection (3) entitled "Energy Benchmarking" of Section 29.40 entitled "Building Energy Savings Code" of the Madison General Ordinances is amended as follows:

"b. Deadline. Requests for benchmarking compliance exemptions must be submitted to the Administrator between ~~no sooner than~~ January 1 and June 30 following the year to be benchmarked~~, and no later than March 31 of the year following the year to be benchmarked.~~ The Administrator shall notify applicants within ~~60~~ 14 days of receiving an exemption request on the determination of whether the exemption is granted. If the exemption is not granted, the Administrator shall within such ~~60~~ 14 day period provide a reasonably detailed explanation as to why the request was not granted."

2. Subparagraph b entitled "Deadline" of Paragraph 3 entitled "Exemptions" of Subdivision (a) entitled "Applicability" of Subsection (4) entitled "Building Tune-Ups" of Section 29.40 entitled "Building Energy Savings Code" of the Madison General Ordinances is amended as follows:

"b. Deadline. Requests for exemptions must be submitted to the Administrator ~~no sooner than 2 years in advance of, and no later than April 30~~ between January 1 and June 30 of the year of the building's applicable tune-up compliance date. The Administrator shall notify applicants within ~~60~~ 14 days of receiving an exemption request on the determination of whether the exemption is granted. If the exemption is not granted, the Administrator shall, within such ~~60~~ 14 day period, provide a reasonably detailed explanation as to why the request was not granted."

3. Subsubparagraph i. of Subparagraph c entitled "Alternative Compliance Pathways" of Paragraph 3 entitled "Exemptions" of Subdivision (a) entitled "Applicability" of Subsection (4) entitled "Building Tune-Ups" of Section 29.40 entitled "Building Energy Savings Code" of the Madison General Ordinances is amended as follows:

"i. The building has a certified ENERGY STAR score of 75 or greater ~~for the calendar year preceding~~ within a year of the tune-up compliance date;"

4. Intro of Paragraph 3 entitled “Extensions” of Subdivision (b) entitled “Requirement for Building Tune-Ups and Reporting” of Subsection (4) entitled “Building Tune-Ups” of Section 29.40 entitled “Building Energy Savings Code” of the Madison General Ordinances is amended as follows:

“3. Extensions. A building owner may apply for a one-year compliance extension from the building tune-up compliance date by showing good cause. If the Administrator grants such an extension, the future schedule for compliance remains the same, and the building's next compliance schedule will be less than the typical four-year schedule. Requests for extensions must be submitted to the Administrator ~~no later than April 30~~ between January 1 and October 31 of the building tune-up compliance year, on a form provided by the Administrator. ~~However, in the case of a change of ownership after April 30 of the compliance year, the building owner may submit an extension request up to the building tune-up compliance date.~~ Conditions to receive a one-year extension include but are not limited to:”

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

Enforcement Official	Ordinance Chapter or Section and Title
“Sustainability and Resilience Manager or their designee.	Section 29.40, Building Energy Savings Code.”

City of Madison

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

Master

File Number: 92294

File ID:	92294	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	03/10/2026
File Name:	South Livingston Street Garage Parking for Baker's Place			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute an agreement with Bakers Place, LLC for 20-50 parking permits at the South Livingston Street Garage. (District 6)

Notes: BakersPlaceParking

Introduced from the floor by title only on 3/10/26

Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	FC Public Comment Legistar ID 92294.pdf	**Enactment Number:**	
Author:	Eric Finch	**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	03/10/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (3/18/26), Finance Committee (3/16/2026), Common Council (3/24/26)						
1	COMMON COUNCIL	03/10/2026	Refer	TRANSPORTATION COMMISSION	03/18/2026		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
	Notes: Additional referral to Finance Committee.						
1	TRANSPORTATION COMMISSION	03/10/2026	Referred	FINANCE COMMITTEE	03/16/2026		
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	FINANCE COMMITTEE	03/16/2026	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	03/18/2026		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
1	TRANSPORTATION COMMISSION	03/18/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: Parking Finance and Administration Manager Anne Slezak provided verbal reports and, along with TDM Program Coordinator Trent Schultz, was available for questions.

Kliems moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Ochowicz. The motion passed by voice vote/other.

Text of Legislative File 92294

Fiscal Note

The proposed resolution authorizes a ten-year parking lease, with the option to extend twice for five years per extension, with Bakers Place SPE LLC for permits to the South Livingston Street Garage. Revenues from the lease will vary depending on the number of permits used by the lessee, specific options contained in the lease, and applicable garage rates. At current garage rates, revenues from the lease are expected to range from $36,960.00 to $92,400.00 annually. Revenues from the lease support the Parking Fund and are included in the Parking Division budget.

Title

Authorizing the Mayor and City Clerk to execute an agreement with Bakers Place, LLC for 20-50 parking permits at the South Livingston Street Garage. (District 6)

Body

WHEREAS, Baker's Place is a building located at 10 S Paterson Street in Madison; and

WHEREAS, Bakers Place SPE LLC is the enterprise managing that building's residential business; and

WHEREAS, Bakers Place SPE LLC has requested a 10-year parking lease term with the option of two (2), five (5) year extensions at the South Livingston Street Garage; and

WHEREAS, the lease will provide for twenty (20) to fifty (50) parking permits that allow for 24/7 access at the South Livingston Street Garage; and

WHEREAS, the terms of the lease have been negotiated by Bakers Place SPE LLC and Parking Division management.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute a lease agreement with Bakers Place SPE LLC for twenty (20) to fifty (50) parking permits at the South Livingston Street Garage.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to execute any and all documents that may be required to complete this lease transaction in a form approved by the City Attorney.

From:	Linda
To:	Verveer, Michael; Vidaver, Regina; Madison, Sabrina; Evers, Tag; Figueroa Cole, Yannette; Govindarajan, MGR; Mayor
Cc:	Finance Committee
Subject:	comment letter attached for today"s meeting
Date:	Monday, March 16, 2026 12:09:50 PM
Attachments:	Legistar 92294, Bakers Place parking.pdf

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

Finance Committee
Meeting of March 16, 2026
Agenda #11, Legistar #92294

History

When Bakers Place received conditional use approval for a parking reduction, one parking stall was required for each unit - 226 residential units were planned, as well as 142 parking stalls. Staff stated that the TDMP strategies should adequately off-set the parking reduction if implemented to the fullest extent. (Parking for the non-residential uses was fully eliminated due to the closeness of the Livingston garage.)

Since that conditional use approval:

- The TOD ordinance, which eliminates car parking minimums, was adopted in January 2023.
- In 2022, Bakers Place requested a reduction in parking spaces (number not specified), which was approved in March 2023. https://crystal.cityofmadison.com/WebReports/adapter/XReport.aspx?env=Webaccess&export=true&exporttype=5&reportName=/Webaccess/SitePlanVerificationCombo.rpt&AltID=LNDMAC-2022-00149&Revision%20Number=0
- Neutral's 2025 investment overview claims Bakers Place has 110 parking stalls and 206 housing units. https://wozumwkyltloehxggvzc.supabase.co/storage/v1/object/public/project-documents/BakersPlace/Bakers%20Place%20-%20Investment%20Deck.pdf

Bakers Place was already approved for 20 parking stalls in June 2022 (Legistar 71614).

- 20 monthly parking stalls (guaranteed spaces) for use on weekdays overnight, weekends, and holidays.
- Monthly rate of $95.73 in 2022.
- Ability to request another 20 stalls, up to a total of 40 stalls
- Term is 20 years, with two 5-year renewals.

Proposed Agreement

The Legistar record does not include the agreement. This leaves questions unanswered.

- Are these parking stalls for the same use as the as the contract signed in 2022 (i.e., not including weekday use)?
- What are the parking rates?
- What is the term of the contract?
- Are there automatic renewal terms?
- Will specific stalls be assigned, or will there just be guaranteed access (as in the 2022 contract) to a stall somewhere in the structure?
- What entity? The 2022 contract was with Bakers Place Project, LLC, purportedly the manager. Hines is currently the property manager. The owner is Bakers Place SPE LLC, a foreign corporation domiciled in Delaware. With the owner's financial difficulties, including $5.5M in construction liens, the City may wish to consider the contracting entity.

Fairness

There may well be more isthmus residents looking for a place to park (whether buildings coming online in the future, or existing buildings without enough parking). Is it fair that Bakers Place should have the right to 90 stalls out of the 635 total parking stalls? Bakers Place made a business decision to ask for a parking reduction and then to seek a further parking reduction. It already has 20-40 stalls in the Livingstone garage, unless this contract cancels the other contract. It is certainly more economical for a multi-family building to seek spaces in a City owned garage than to build its own parking. Especially when that multi-family building could well charge more to its residents for a City parking stall than the cost which it is paying to the City (parking rates go up to $250/month at Bakers Place).

While Bakers Place residents may be taken care of by this contract and provided all needed parking, other local residents may not be so favored.

The City already has garages where residents can purchase a monthly parking permit. It would be more fair, to all residents, to open up a specified number of stalls in the Livingston garage to monthly parking for residents.

Conclusion

This contract should not be approved without having the actual contract to review and without knowing whether the 2022 contract remains in effect (the property manager has a right to assign the 2022 contract with approval from the City).

The contract should be for a much shorter time period than the 2022 contract – like 5 years instead of 20 years. A shorter time period provides the City an opportunity to react to a change in demand.

One might also ask Bakers Place what aspects of their TDMP have been implemented, which have not been implemented, and what else they plan to do to reduce the parking demand for single occupancy vehicles.

City owned garages are comparable to public streets. Homeowners do not have a right to park in front of their home, or even in the same block. Similarly, City owned parking stalls should not be devoted to the exclusive use of residents of one particular multi-family building.

Respectfully Submitted,
Linda Lehnertz

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92211

File ID:	92211	**File Type:**	Ordinance	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/03/2026
File Name:	Deferred Compensation Committee Updates			**Final Action:**	

Title: Amending Section 33.27(3)(d) of the Madison General Ordinances related to the Deferred Compensation Committee.

Notes: 7036DeferredCompUpdate

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Patricia Lauten	**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	03/03/2026	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Common Council (3/24/26)						
1	COMMON COUNCIL EXECUTIVE COMMITTEE	03/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Govindarajan, seconded by Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						
1	COMMON COUNCIL	03/10/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: 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.						
	Notes: Adopt (3/24/26)						

Text of Legislative File 92211

Fiscal Note

No City appropriation required.

Title

Amending Section 33.27(3)(d) of the Madison General Ordinances related to the Deferred Compensation Committee.

Body

DRAFTER'S ANALYSIS: This ordinance revision reflects the title change from Treasurer to Finance Director, increases the employees chosen by the HR Director from three to four and allows the Finance Director to nominate one of the four additional members.

****

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

1. Subdivision (d) entitled "Deferred Compensation Committee" of Subsection (3) entitled "Quasi-Committees" of Section 33.27 entitled "Staff Committees" of the Madison General Ordinances is amended as follows:

"(d) Deferred Compensation Committee. There is hereby established the Deferred Compensation Committee (DCC) composed of seven (7) employees of the City of Madison to include the following employees or designees: Human Resources Director; ~~Treasurer;~~ Finance Director; City Attorney and ~~three (3)~~ four (4) additional employees chosen by the Human Resources Director with one of the four additional members being nominated by the Finance Director. The DCC is charged with the duty to make and implement on behalf of the City all necessary decisions relating to the 457(b) Deferred Compensation Plan for the benefit of Plan participants in compliance with Federal and State laws and regulations, including preparing, maintaining and updating the Investment Policy Statement. In furtherance of its responsibilities, the DCC is authorized to effect amendments to the Plan to comply with amendments to Federal and State laws as may from time to time occur without further action by the Common Council. In addition, the Human Resources Director is authorized, on behalf of the City, to execute all Joinder or Participation Agreements with eligible employees which are necessary for employees' participation in the Plan. Members of the DCC shall be appointed by the Mayor upon recommendation of the Director of the Department of Human Resources and are not subject to Common Council approval. The DCC may adopt such other rules or bylaws to govern its operation not inconsistent with these ordinances."

City of Madison

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File Number: 91525

File ID:	91525	**File Type:**	Report	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	01/12/2026
File Name:				**Final Action:**	

Title: 2026 Report re: Board, Committee, Commission, Ad Hoc Committee and Subcommittee Members who have not filed the Statement of Interests Form

Notes:

Sponsors:		**Effective Date:**	
Attachments:	Non filers	**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	01/12/2026	Referred for Introduction				
	Action Text:	This Report was Referred for Introduction					
	Notes:	Accept (2/24/26)					
1	COMMON COUNCIL	01/27/2026	Refer to a future Meeting to Accept	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Accept to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Accept (2/24/26)					
2	COMMON COUNCIL	02/24/2026	Refer to a future Meeting to Accept	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Accept to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Accept (3/24/26)					

Text of Legislative File 91525

Title

2026 Report re: Board, Committee, Commission, Ad Hoc Committee and Subcommittee Members who have not filed the Statement of Interests Form

Body

Pursuant to City Ordinances 3.35(9)(i), the following members of Boards, Committees, Commission, Subcommittees and Ad Hoc Committees have not filed the Statement of Interests within 10 days of the Clerk's notice as required. The Common Council shall, at the second meeting after receipt of the Clerk's notice, revoke the appointment of any such member. Actual list to be attached on date of Common Council meeting.

Non-Compliant Committee

Members

March 24, 2026

Name	Committee
Ramey, Melanie	Equal Opportunities Commission
Stangler, Tarah	Police Civilian Oversight Board

City of Madison

City of Madison
Madison, WI 53703
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File Number: 91910

File ID:	91910	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	02/06/2026
File Name:	CSM - 112-124 E Gorham St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Apex 124, LLC located at 112-124 E Gorham Street, Mansion Hill Historic District (District 2).

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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	02/06/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (3/24/26)						
1	COMMON COUNCIL	02/24/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: 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.						
	Notes: Adopt (3/24/26)						
1	Department of Planning and Community and Economic Development	03/18/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER						
	Notes: 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 91910

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 Apex 124, LLC located at 112-124 E Gorham Street, Mansion Hill Historic District (District 2).

Body
WHEREAS a Certified Survey Map of property owned by Apex 124, LLC located at 112-124 E Gorham Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS the property is located in the Mansion Hill Historic District and is a designated local landmark, therefore requiring that the Landmarks Commission grant a Certificate of Approval for the proposed lot combination as required by Chapter 41 of Madison General Ordinances; and

WHEREAS the Landmarks Commission reviewed the land division on August 18, 2025 and approved a Certificate of Approval (see ID 87103); 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 1/30/26 1:36 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: APEX 124 LLC Representative, if any: Bruce Bosben
Street address: 1741 Commercial Ave City/State/Zip: Madison, WI, 53704
Telephone: 608-255-3753 Email: [redacted]

Firm Preparing Survey: Vierbicher Contact: David Gullickson
Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53717
Telephone: 608-576-5511 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 112 and 124 East Gorham Street, Madison, WI
Tax Parcel Number(s): 251/0709-144-0415-1 (112 East Gorham) - 251/0709-144-0416-9 (124 East Gorham)
Zoning District(s) of Proposed Lots: DR1 School District: City of Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

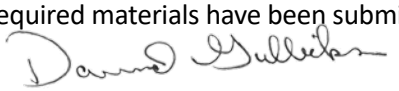
☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: David Gullickson, P.L.S. Signature: 

Date: 01/30/2026 Interest In Property On This Date: Land Surveyor

www.kahlerslater.com

Kahler Slater

Milwaukee
Madison
Richmond
Chicago
Singapore

790 N Water Street, Suite 1700
Milwaukee, WI 53202
P 414.272.2000

09/22/2025

124 E Gorham
Letter of Intent

Location

The project is located at 124 E Gorham St, just Northeast of the Gorham/Pinkney Intersection. This property is a contributing property in the Mansion Hill Historic District, which is listed in the National Register of Historic Places.

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historical precedent. Referencing a 1902 Sanborn Map (See **Exhibit A** attached), these two properties were once joined as one. The lot combination was recently given conditional approval by landmarks.

Existing Structures

124 E Gorham (Carriage House)
This existing structure on site is a historic resource and is intended to remain on site as part of the new development. The structure is to remain intact, but reprogrammed/renovated on the interior and restored/rehabilitated on areas of the exterior. This structure is also to be moved and repositioned onsite to respect the property line that it currently encroaches.

116 E Gorham (Brown House)
This historic structure is to remain as is and will be connected to the new development through site circulation only.

Easements

We intend to establish an access/no-build easement on adjacent properties 130 E Gorham St and 121 E Gilman St to preserve the existing position of the carriage house (see site plan drawing in submittal package for more detail).

Proposed Development

The proposed development consists of a 4-story, 18-unit Multifamily Residential building, with 2 subgrade parking levels. The existing Carriage House is to be renovated and reprogrammed as an additional 4 units.

Project Goals

- Utilize a currently underutilized site and repurpose the existing Carriage House on site
- Provide more housing supply to the Mansion Hill neighborhood
- Blend the proposed development into the Mansion Hill District

Please see submittal drawing package for drawings and images supporting this document. We are pleased to provide a design solution that improves the conditions of this site and its surrounding context.

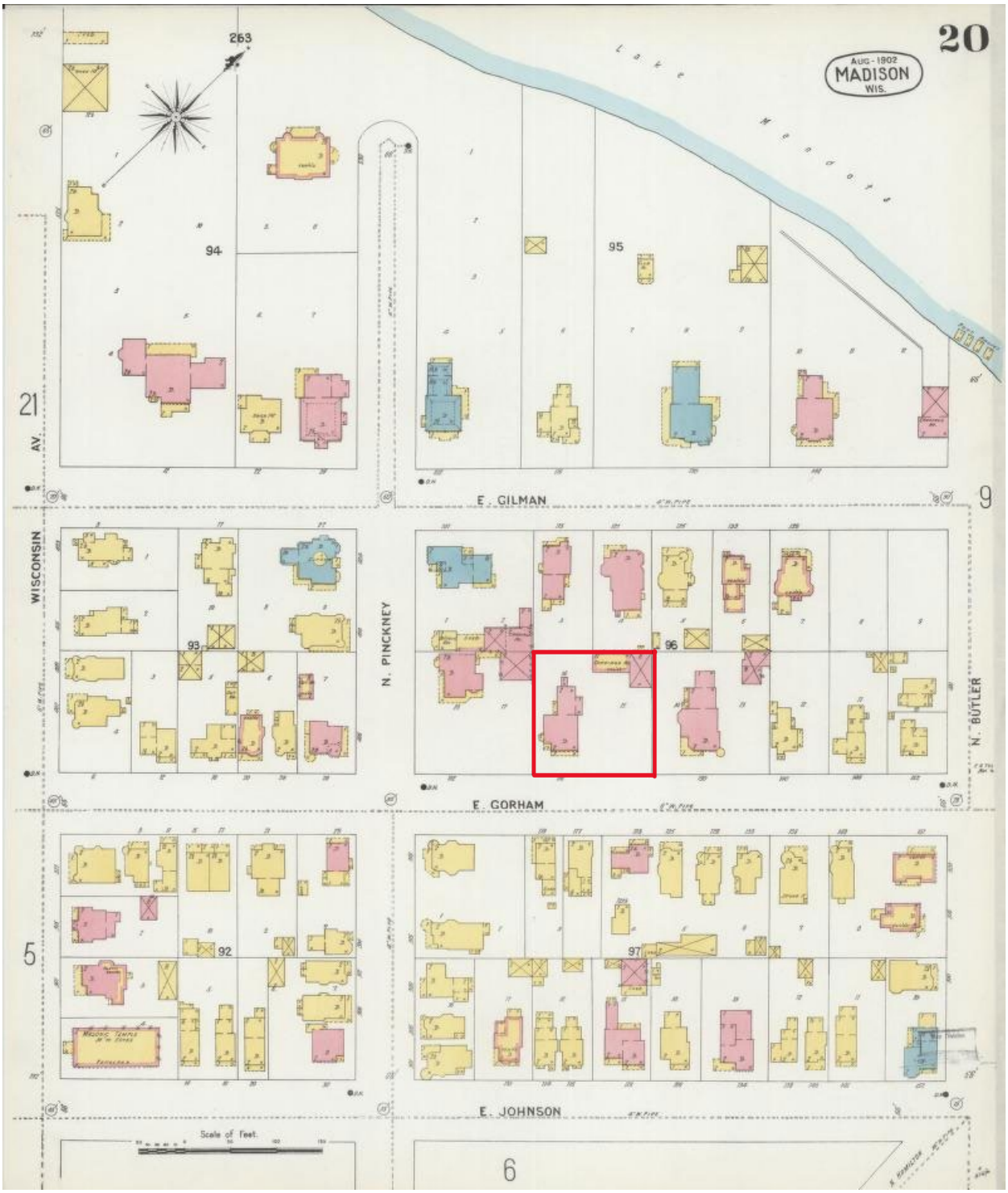
Thank you,

Joel Koeppen, AIA
Design Leader | Associate Principal

KAHLER SLATER, INC.

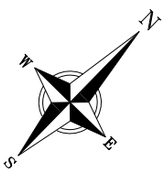
(See following page for **Exhibit A)**

Exhibit A


20
AUG. 1902
MADISON
WIS.
263
94
95
21
AV.
E. GILMAN
9
WISCONSIN
N. PINCKNEY
93
96
N. BUTLER
E. GORHAM
5
92
97
E. JOHNSON
Scale of Feet.
6

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE ¼ OF SECTION 14–07–09 MEASURED AS BEARING N01°10'39"E

GRAPHIC SCALE, FEET

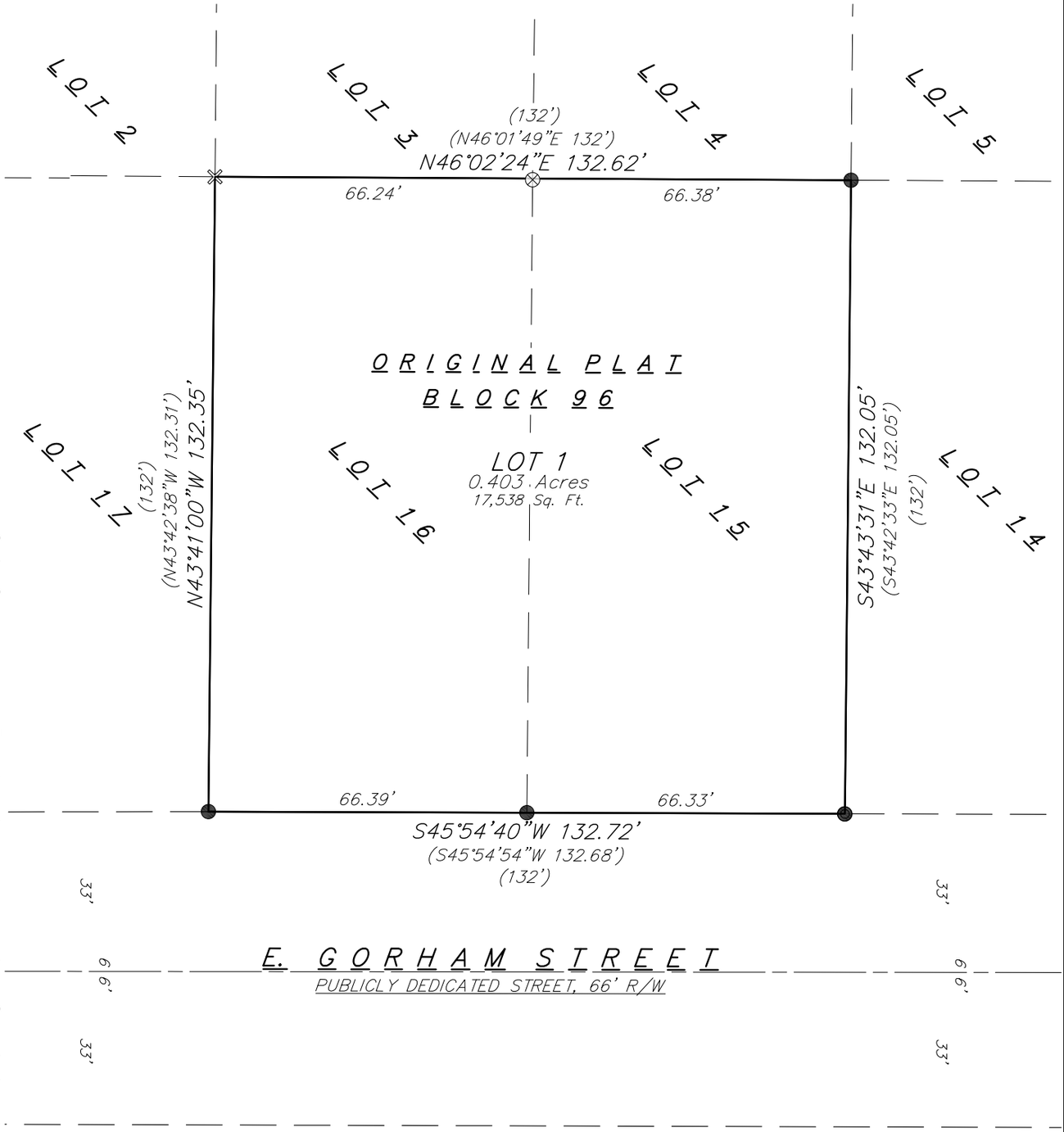
0 15 30 60

SCALE: 1"=30'

NOTE:
SEE SHEETS 3 & 4, FOR NOTES, AND LEGEND.



JANUARY 30, 2026



M:\Apex Property Management\250082 - 124 E Gorham\CADD\250082_124 E Gorham CSM.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082	SURVEYED FOR:
DATE: 01–30–2026	BRUCE BOBSEN
REV:	APEX 124 LLC.
Drafted By: DGUL	1741 COMMERCIAL AVE
Checked By: MLON	MADISON WI, 53704

C.S.M. No._____

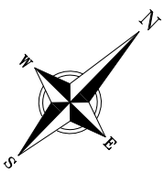
Doc. No._____

Vol._____ Page_____

SHEET 1 OF 8

CERTIFIED SURVEY MAP No._____

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE ¼ OF SECTION 14–07–09 MEASURED AS BEARING N01°10'39"E

GRAPHIC SCALE, FEET

0 15 30 60

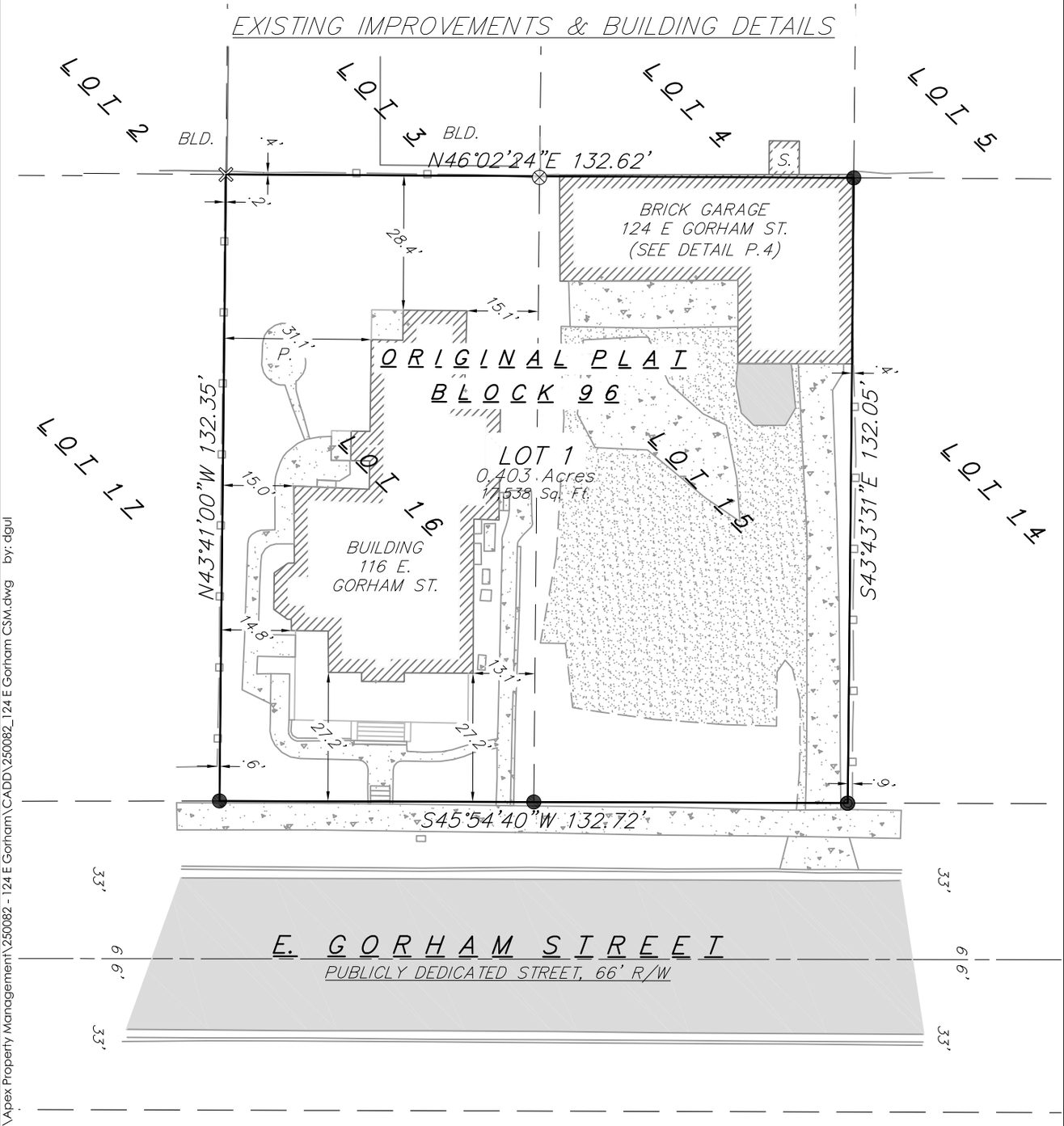
SCALE: 1"=30'

NOTE:
SEE SHEETS 3 & 4, FOR NOTES, AND LEGEND.



JANUARY 30, 2026

EXISTING IMPROVEMENTS & BUILDING DETAILS



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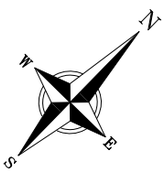
vierbicher
planners | engineers | advisors
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FN: 250082	SURVEYED FOR:	C.S.M. No._____
DATE: 01–30–2026	BRUCE BOBSEN	
REV:	APEX 124 LLC.	Doc. No._____
Drafted By: DGUL	1741 COMMERCIAL AVE	
Checked By: MLON	MADISON WI, 53704	Vol._____ Page_____

SHEET 2 OF 8

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE ¼ OF SECTION 14–07–09 MEASURED AS BEARING N01°10'39"E

GRAPHIC SCALE, FEET

0 15 30 60

SCALE: 1"=30'

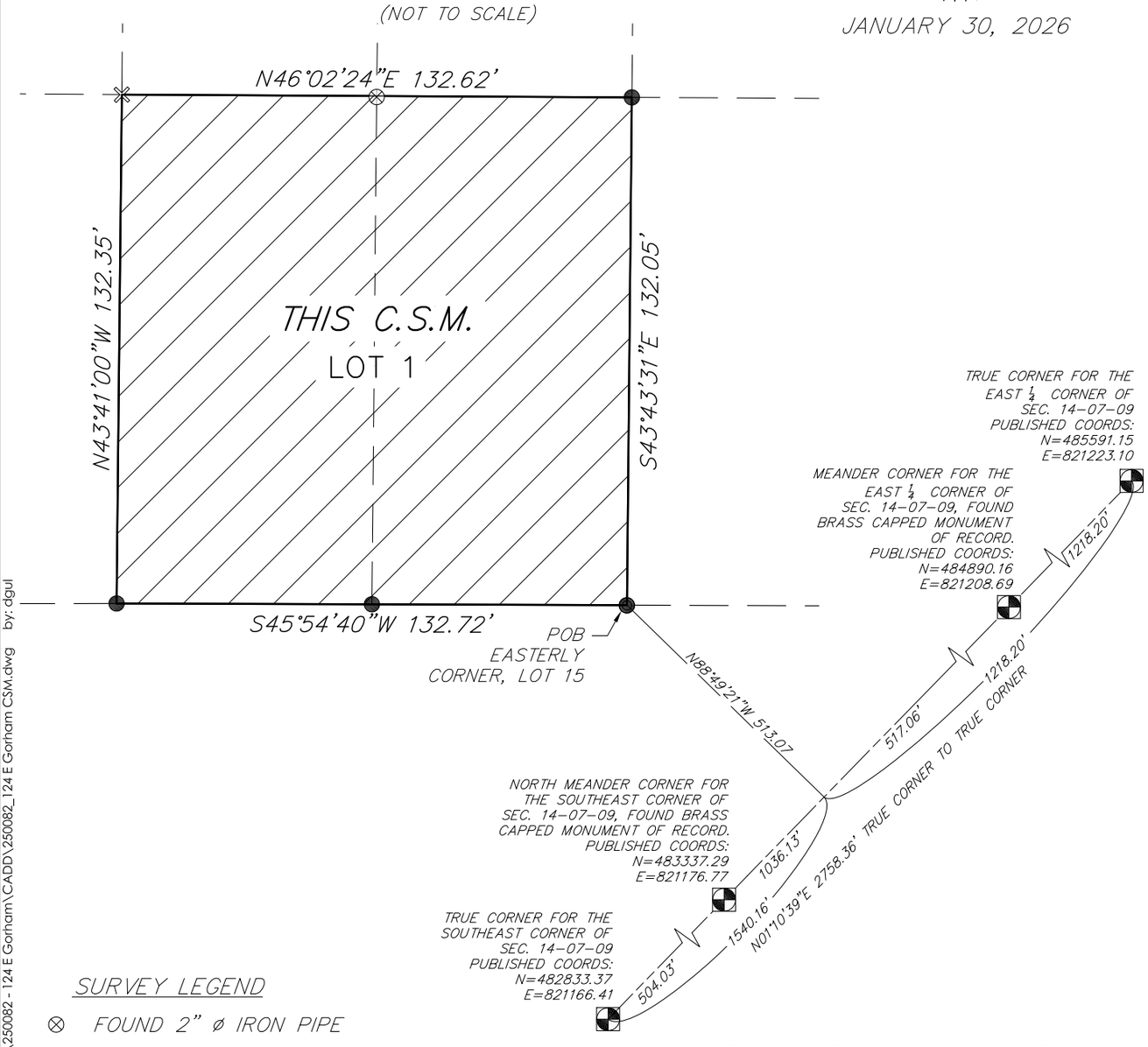
NOTE:
SEE SHEETS 4, FOR NOTES.



JANUARY 30, 2026

SECTION TIE DETAIL

(NOT TO SCALE)



SURVEY LEGEND

- ⊗ FOUND 2" ø IRON PIPE
- ● FOUND 3/4" ø IRON ROD
- × FOUND CHISELED "X"
- ( ) "RECORDED AS" INFORMATION
- P. PATIO
- D. DECK
- S. SHED

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- GRAVEL

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planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082
DATE: 01–30–2026
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
BRUCE BOBSEN
APEX 124 LLC.
1741 COMMERCIAL AVE
MADISON WI, 53704

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET
3 OF 8

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. The building and garage within Lot 1 will remain with the development around them.
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
4. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
5. Per document recorded November 14, 1972 in Volume 394 of Records, Page 412 as Document No. 1346997, Notice of Designation that the Timothy Brown House as a landmark by the Landmark Commission of Madison, Wisconsin.

Public Water Easements:

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

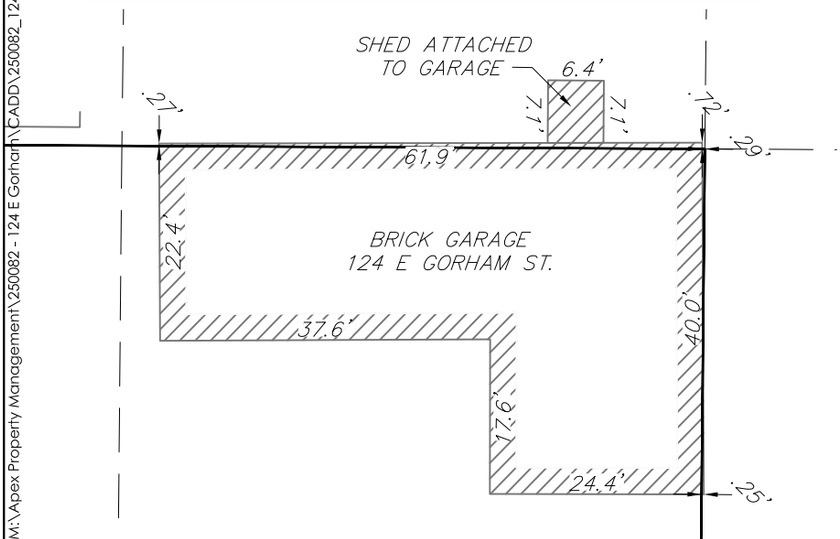
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

JANUARY 30, 2026

EXISTING GARAGE ENCROACHMENT DETAIL





BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE ¼ OF SECTION 14–07–09 MEASURED AS BEARING N01°10'39"E

GRAPHIC SCALE, FEET

0 10 20 40

SCALE: 1"=20'

M:\Apex Property Management\250082 - 124 E Gorham\CADD\250082_124 E Gorham CSM.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082	SURVEYED FOR:
DATE: 01–30–2026	BRUCE BOBSEN
REV:	APEX 124 LLC.
Drafted By: DGUL	1741 COMMERCIAL AVE
Checked By: MLON	MADISON WI, 53704

C.S.M. No._____

Doc. No._____

Vol._____ Page_____

SHEET 4 OF 8

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S–2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, combined and mapped the lands described herein under the direction of Apex 124, LLC, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: January 30, 2026.

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

Signed: _____
David N. Gullickson, P.L.S. No. S–2870

LEGAL DESCRIPTION:

Lot 15 and 16, Block 96, Original Plat of Madison, Recorded in Volume A, Page 3 of Plats, as Document Number 605063, Dane County Registry, located in part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

Commencing at the Southeast Quarter (SE ¼) corner of Said Section 14;

thence North 01°10'39"East, along the East line of the Southeast Quarter of said Section 14, 1540.16 feet;

thence North 89°49'21" West, 513.07 feet to a found ¾" iron rod at the easterly corner of said Lot 15, Original Plat of Madison and the Point of Beginning (POB);

thence South 45°54'40" West, along the southeasterly line of said Lot 15 and 16 and the northwesterly right–of–way line of Gorham Street, 132.72 feet to a found ¾" iron rod at the southerly corner of said Lot 16;

thence North 43°41'00" West, along the southwesterly line of said Lot 16, 132.35 feet to a chiseled found "X" in concrete at the westerly corner of said Lot 16;

thence North 46°02'24" East, along the northwesterly line of said Lot 15 and 16, 132.62 feet to a found ¾" iron rod at the northerly corner of said Lot 15;

thence South 43°43'31" East, along the northeasterly line of said Lot 15, 132.05 feet to the Point of Beginning (POB)

Said description contains 17,538 square feet or 0.403 acres more or less.

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vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082	SURVEYED FOR:	C.S.M. No._____
DATE: 01–30–2026	BRUCE BOBSEN	
REV:	APEX 124 LLC.	Doc. No._____
Drafted By: DGUL	1741 COMMERCIAL AVE	
Checked By: MLON	MADISON WI, 53704	Vol._____ Page_____

SHEET 5 OF 8

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Apex 124, 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 we caused land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. We further certify that this Certified Survey Map is required by s. 236.34 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Apex 124, LLC., has caused these presents to be signed by Apex 124, LLC., by _____, its Managing Member, at Madison, Wisconsin, on this _____ day of _____, 2026.

In the Presence of:

By: Apex 124, LLC.,
Managing Member

By: _____
Managing Member

State of Wisconsin)
) ss
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named, Managing Member of the above named Apex 124, LLC., to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission Expires: _____
Notary Public, State of Wisconsin

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

JANUARY 30, 2026

M:\Apex Property Management\250082 - 124 E Gorham\CADD\250082_124 E Gorham CSM.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082
DATE: 01-30-2026
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
BRUCE BOBSEN
APEX 124 LLC.
1741 COMMERCIAL AVE
MADISON WI, 53704

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET
6 OF 8

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE:

DMB Community Bank, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said DMB Community Bank, has caused these presents to be signed by _____, its Chief Lending Officer, on this _____ day of _____, 2026.

In the Presence of:

DMB COMMUNITY BANK

By: _____
Chief Lending Officer

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2026, _____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

JANUARY 30, 2026

M:\Apex Property Management\250082 - 124 E Gorham\CADD\250082_124 E Gorham CSM.dwg by: dgul

CERTIFIED SURVEY MAP No._____

LOT 15 & 16, BLOCK 96, ORIGINAL PLAT OF MADISON, REC. IN VOL. A, PAGE 3 OF PLATS, AS DOCUMENT. NO. 605063, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 2026.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

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 _____, 2026; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2026.

Signed: _____
Maribeth Witzel–Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ___ day of _____, 2026, at _____ o'clock ___.m., and recorded in Volume _____ of Certified Surveys on Pages _____. as Document Number _____.

_____
Kristi Chlebowski, Dane County Register of Deeds



JANUARY 30, 2026

M:\Apex Property Management\250082 - 124 E Gorham\CADD\250082_124 E Gorham CSM.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 250082	SURVEYED FOR:	C.S.M. No._____	SHEET
DATE: 01–30–2026	BRUCE BOBSEN		8 OF 8
REV:	APEX 124 LLC.	Doc. No._____	
Drafted By: DGUL	1741 COMMERCIAL AVE		
Checked By: MLON	MADISON WI, 53704	Vol._____ Page_____	

City of Madison

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

Master

File Number: 91911

File ID:	91911	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	02/06/2026
File Name:	CSM - 7601 Ganser Way			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by 7601 Ganser Way, LLC located at 7601 Ganser Way (District 9).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	02/06/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (3/24/26)						
1	COMMON COUNCIL	02/24/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: 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.						
	Notes: Adopt (3/24/26)						
1	Department of Planning and Community and Economic Development	03/18/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER						
	Notes: 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 91911

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 7601 Ganser Way, LLC located at 7601 Ganser Way (District 9).

Body
WHEREAS a Certified Survey Map of property owned by 7601 Ganser Way, LLC located at 7601 Ganser Way, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

2-4-26 9:32 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: 7601 Ganser Way LLC Representative, if any: Jon Kemman

Street address: 6117 CTH K City/State/Zip: Waunakee, WI 53597

Telephone: 608-849-4132 Email: [redacted]

Firm Preparing Survey: Vierbicher Contact: Kevin Pape

Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53705

Telephone: 608-821-3955 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 6701 Ganser Way

Tax Parcel Number(s): 0708-262-0203-1

Zoning District(s) of Proposed Lots: RMX School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.984
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.984

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

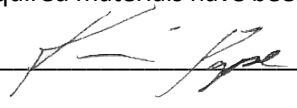
☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Kevin Pape Signature: 

Date: 02/04/2026 Interest In Property On This Date: Surveyor

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

February 5, 2026

TO:
City of Madison Zoning
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

RE:
Letter of Intent – Permitted Use Site Plan Review

PROJECT:
Ganser Way Multi-Family
7601 Ganser Way
Madison, WI 53719

A-Y PROJECT # 80390

The following is submitted together for review by the Staff: Letter of Intent (this document), Permitted Use Site Plan Application, Project Drawing Package.

PROJECT DESCRIPTION:

The Project site is 43,069 sf (.99 acres), located .06 miles South of Mineral Point Road and .3 miles East of the Beltline. The Site is zoned for RMX (Regional Mixed-Use District) and within the TOD (Transit Overlay Development District). The multi-family use is a permitted use within the RMX zoning. The Site to the North is zoned PD, The Sites to the East and West are zoned RMX, and the Site to the South is zoned SR-V2.

The Project site currently contains a 2-story above grade, 20,108 square foot office building, along with 59 surface parking stalls, that was constructed in 1982. The current building tenant is downsizing and therefore vacating the building in the near future. Once the tenant has vacated, the existing office building and its associated surface parking stalls are planned to be demolished to allow for construction of a new multi-family building.

The new 6-story above grade, approximately 181,519 square foot multi-family building is being proposed to include 134 residential apartment units, ranging from studio to two-bedroom units. Studio units typically range between 500 sf and 550 sf, one-bedroom units typically range between 650 sf and 800 sf and two-bedroom units typically range between 1,000 sf and 1,100 sf. The Project will also be provided with 2-1/2 levels of private underground parking, approximately 132 stalls, to serve the residential units above.

Building resident amenities will include the following: basement floors: heated parking, interior bike storage, and an enclosed trash room. first floor: secure package delivery room, mail room, leasing office, fitness center, community room, outdoor pool area, outdoor seating, grilling and fire bowl areas. Floors two through six will primarily be utilized for residential units.

From an external architecture standpoint, the building's exterior is designed in a contemporary architectural style, utilizing materials such as fiber-cement siding, panelized cladding, and board-and-batten detailing to articulate and visually break down the scale of the building's façades. Each elevation is composed to read as a series of "bypassing planes," with darker gray board-and-batten elements recessed 12 inches from adjacent materials to create depth and a dynamic in-and-out modulation of the façade. Prefinished aluminum balconies project from the building massing and further contribute to the articulation of each elevation.

The base of the building is clad in a manufactured alabaster-colored stone veneer with a chisel-face texture. The northwest and northeast corner, which we feel are the most prominent and experiential viewpoints, are highlighted with the same alabaster stone veneer in a ground-face finish, providing a smoother and more refined appearance.

First-level residential units along the north and west elevations feature walk-up style, cast-in-place concrete patios with prefinished metal railings. Each patio incorporates a cast-in-place concrete planter that cascades down to sidewalk level, creating a cohesive base condition where the building meets the ground. Taller ornamental grasses within the planters enhance privacy for first-floor residents while maintaining an integrated streetscape edge.

A neutral exterior color palette was selected to convey a timeless and enduring architectural character. The rear courtyard is designed to complement the community room and pool located at the southwest corner of the first floor, while seamlessly transitioning into the private first-level patios. Raised planter beds are strategically used to define private and semi-private zones between shared amenities and residential outdoor spaces.

PROJECT TEAM:

DEVELOPER:

7601 Ganser Way LLC
c/o Gallatin Real Estate
PO Box 5562
Madison, WI 53705
608-481-4064
Contact: Jon Kemman
jkemman@gallatinre.com

ARCHITECT/ SITE DESIGNER:

Angus-Young
316 W. Washington Avenue - Ste 800
Madison, Wisconsin 53703
608-756-2326
Contact: AJ Robitschek
a.robitschek@angusyoung.com

PROPOSED SCHEDULE:

Pending feedback from staff, the intent is to start construction in March of 2027, and complete the project in the Summer of 2028.

Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

Sincerely,

AJ Robitschek
Angus-Young

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No._____

THE EASTERLY 63 FEET OF LOT 8 AND ALL OF LOT 9, HIGHPOINT COMMERCIAL, RECORDED IN VOLUME 53 OF PLATS ON PAGE 22 AS DOCUMENT NO. 1698014, DANE COUNTY REGISTRY; LOCATED IN THE NE1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NW1/4 OF SECTION 26 MEASURED AS BEARING S89°09'23"W.

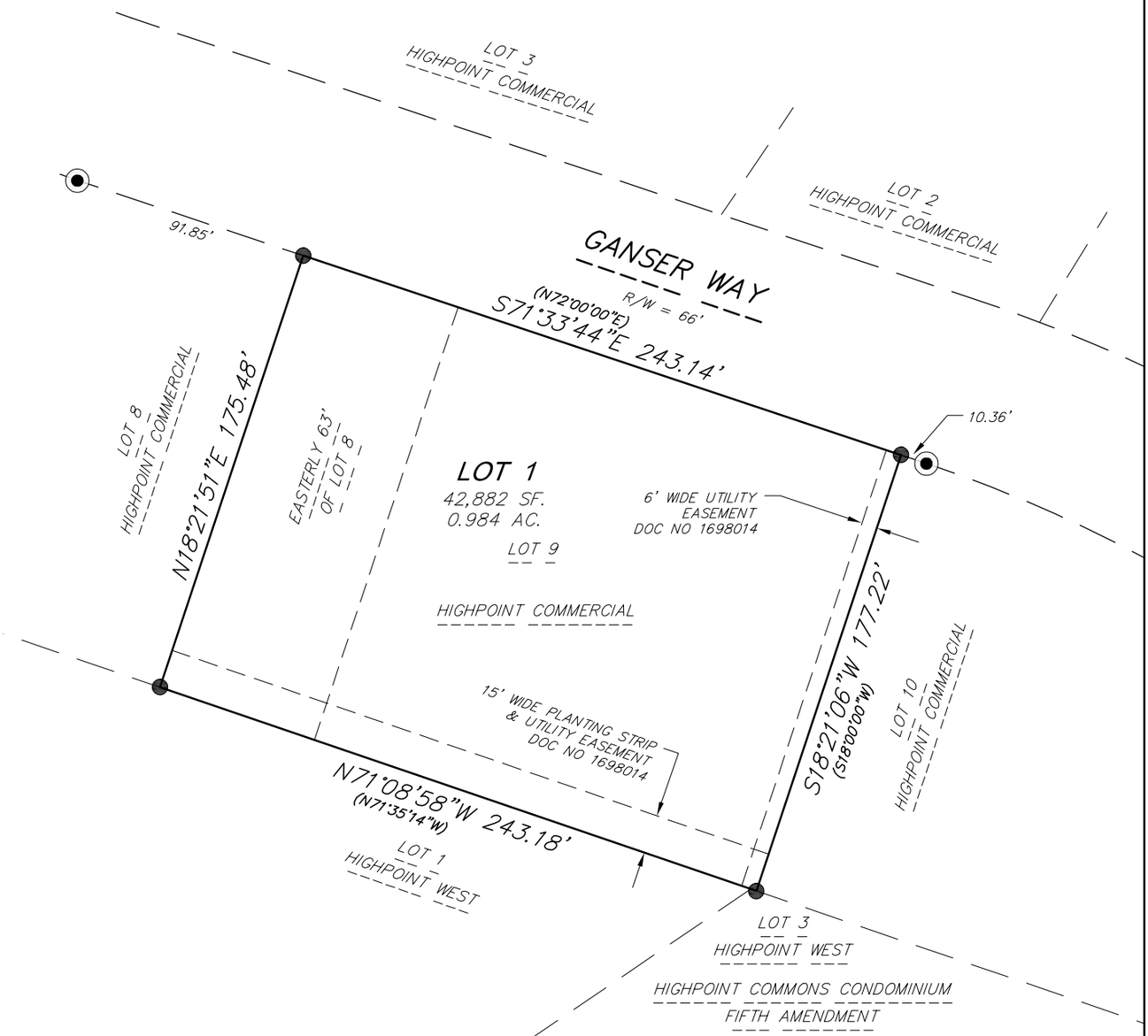
GRAPHIC SCALE: 1" = 60'

0 30 60 120

SURVEY LEGEND

- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL, SHEET 5 FOR NOTES.



03 Feb 2026 - 3:32p M:\Gallatin Real Estate\250407 - 7601 Ganser Way\CADD\250407_CSM.dwg by: kpap

vierbicher
advisors / engineers / surveyors

Job #: 250407 Date: 02/04/2026 Rev: Drafted By: KPAP Checked By: AMEA	SURVEYED FOR: GALLATIN REAL ESTATE 6117 CTH K WAUNAKEE, WI 53597	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 1 OF 5

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CERTIFIED SURVEY MAP No._____

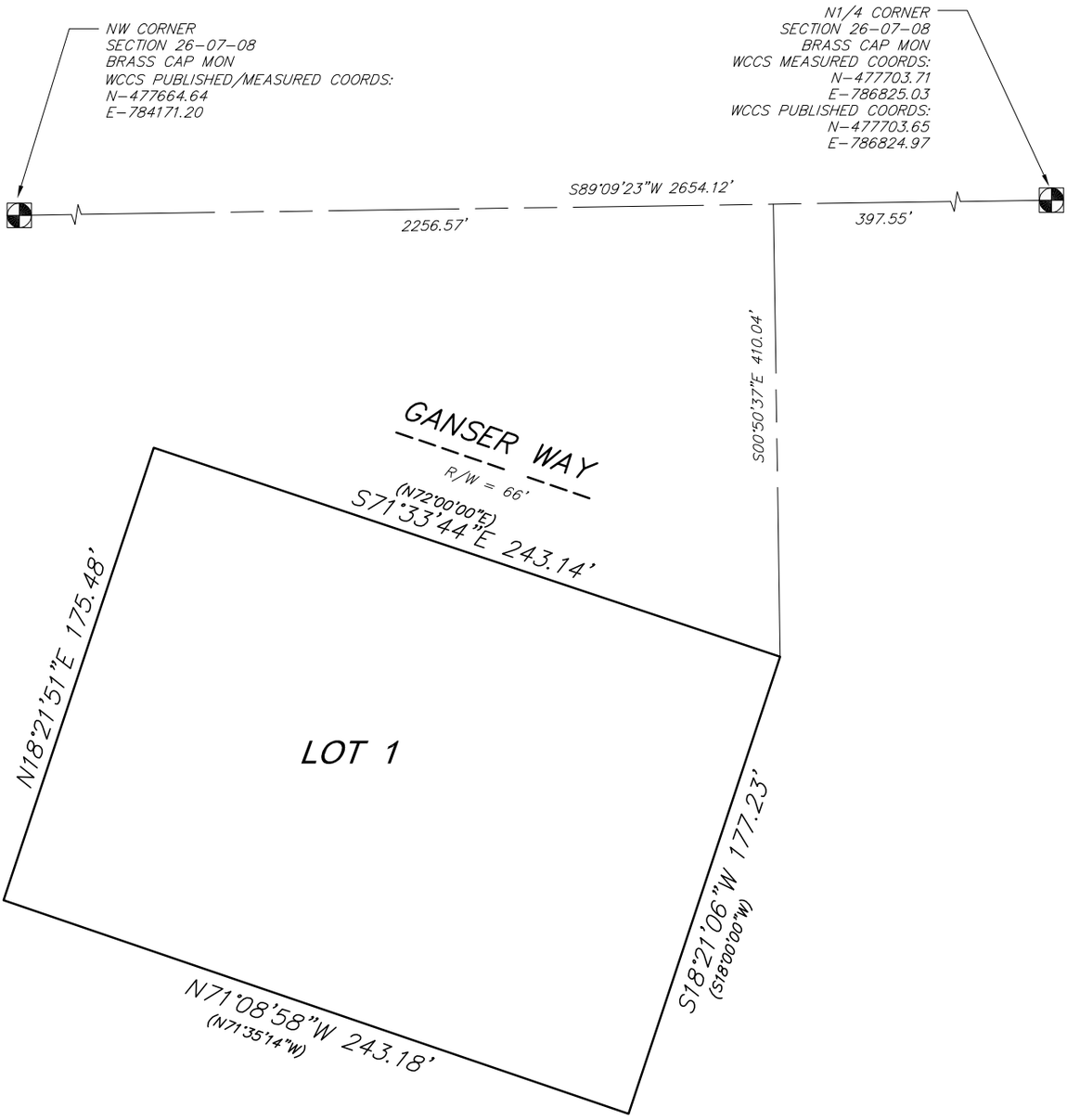
THE EASTERLY 63 FEET OF LOT 8 AND ALL OF LOT 9, HIGHPOINT COMMERCIAL, RECORDED IN VOLUME 53 OF PLATS ON PAGE 22 AS DOCUMENT NO. 1698014, DANE COUNTY REGISTRY; LOCATED IN THE NE1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NW1/4 OF SECTION 26 MEASURED AS BEARING S89°09'23"W.

SECTION TIE DETAIL

(NOT TO SCALE)



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vierbicher
advisors / engineers / surveyors

Job #.: 250407 Date: 02/04/2026 Rev: Drafted By: KPAP Checked By: AMEA	SURVEYED FOR: GALLATIN REAL ESTATE 6117 CTH K WAUNAKEE, WI 53597	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 2 OF 5

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CERTIFIED SURVEY MAP No._____

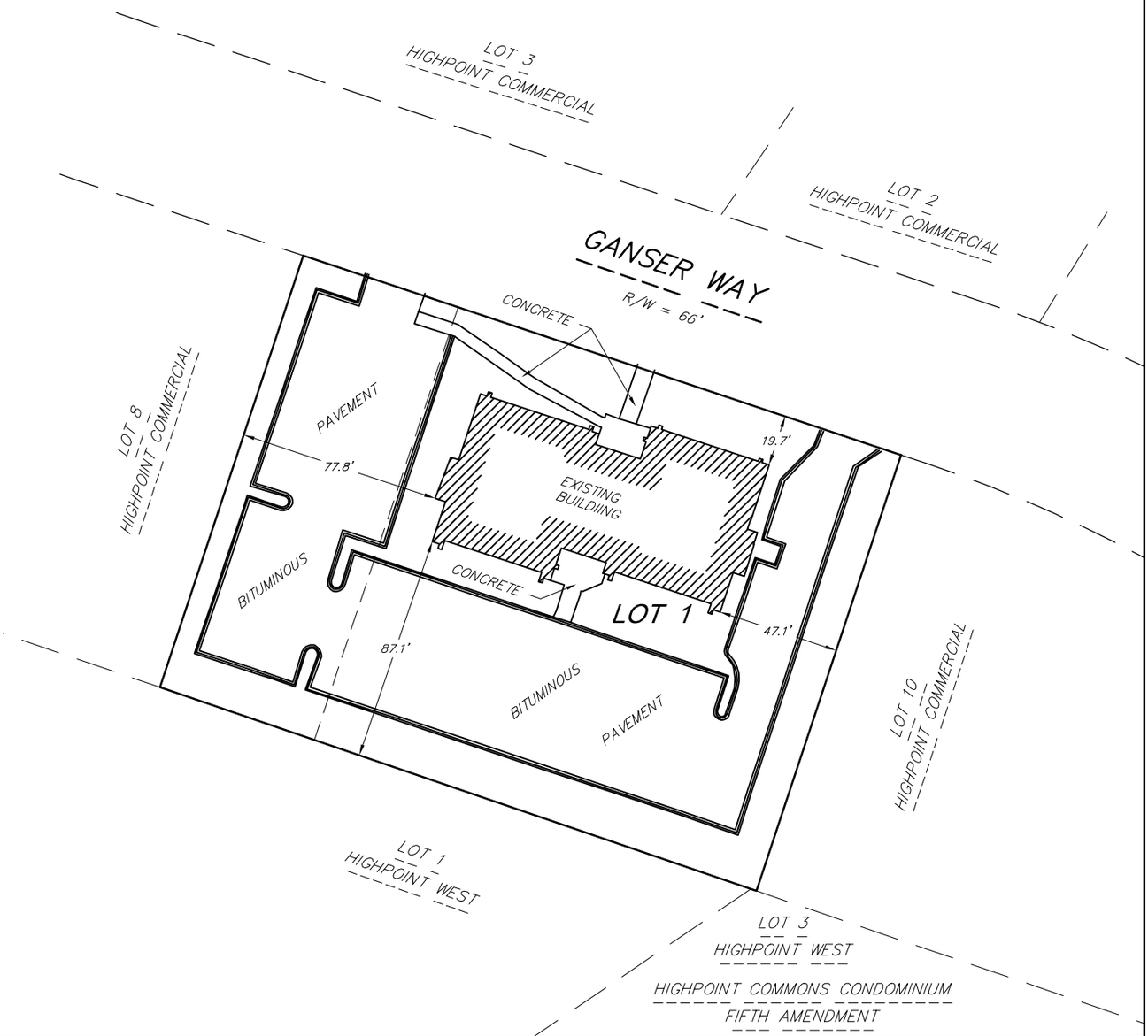
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GRAPHIC SCALE: 1" = 60'



EXISTING SITE DETAIL



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vierbicher
advisors / engineers / surveyors

Job #.: 250407 Date: 02/04/2026 Rev: Drafted By: KPAP Checked By: AMEA	SURVEYED FOR: GALLATIN REAL ESTATE 6117 CTH K WAUNAKEE, WI 53597	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 3 OF 5

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No._____

THE EASTERLY 63 FEET OF LOT 8 AND ALL OF LOT 9, HIGHPOINT COMMERCIAL, RECORDED IN VOLUME 53 OF PLATS ON PAGE 22 AS DOCUMENT NO. 1698014, DANE COUNTY REGISTRY; LOCATED IN THE NE1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 26, T7N, R8E, 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: February 4, 2026

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

The easterly 63 feet of Lot 8 and all of Lot 9, Highpoint Commercial, recorded in Volume 53 of Plats on Page 22 as Document No. 1698014, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 26, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 26; thence S89°09'23"W, 397.55 along the north line of said NW1/4; thence S00°50'37"E, 410.04 feet to the northeast corner of said Lot 9 and point of beginning; thence S18°21'06"W, 177.23 feet along the southeasterly line of said Lot 9; thence N71°08'58"w, 243.18 feet along the south line of said Lots 8 and 9; 243.18 feet; thence N18°21'51"E, 175.48 feet; thence S71°33'44"E, 243.14 feet along the southwesterly right–of–way line of Ganser Way to the point of beginning.

Contains 42,882 square feet (0.984 acres).

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 Haasl, Acting City Clerk, City of Madison

03 Feb 2026 - 3:33p M:\Gallatin Real Estate\250407 - 7601 Ganser Way\CADD\250407_CSM.dwg by: kpap

vierbicher
advisors / engineers / surveyors

Job #.: 250407 Date: 02/04/2026 Rev: Drafted By: KPAP Checked By: AMEA	SURVEYED FOR: GALLATIN REAL ESTATE 6117 CTH K WAUNAKEE, WI 53597	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 5

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No._____

THE EASTERLY 63 FEET OF LOT 8 AND ALL OF LOT 9, HIGHPOINT COMMERCIAL, RECORDED IN VOLUME 53 OF PLATS ON PAGE 22 AS DOCUMENT NO. 1698014, DANE COUNTY REGISTRY; LOCATED IN THE NE1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

7601 Ganser Way 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.

7601 GANSER WAY LLC

By: _____

_____
PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202___, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

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

NOTES

1. This CSM is subject to Declaration of Covenants, Conditions and Restrictions recorded as Document Number 1698015, 1699320 and 1701071.

2. This CSM is subject to Ordinance 7601 recorded as Document Number 1728260.

03 Feb 2026 - 3:33p M:\Gallatin Real Estate\250407 - 7601 Ganser Way\CADD\250407_CSM.dwg by: kpap

vierbicher
advisors / engineers / surveyors

Job #.: 250407 Date: 02/04/2026 Rev: Drafted By: KPAP Checked By: AMEA	SURVEYED FOR: GALLATIN REAL ESTATE 6117 CTH K WAUNAKEE, WI 53597	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 5 OF 5

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

****BY E-MAIL ONLY****

March 18, 2026

Kevin Pape
Vierbicher & Associates
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

RE: LNDCSM-2026-00007; ID 91911 – Certified Survey Map – 7601 Ganser Way (Jon Kemman, 7601 Ganser Way, LLC)

Dear Kevin,

The one-lot Certified Survey Map (CSM) for property located at 7601 Ganser Way, Section 26, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin is hereby **conditionally approved**. The property is zoned RMX (Regional Mixed-Use District) and is located in the Transit-Oriented Development (TOD) zoning overlay. 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. 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) 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).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have questions regarding the following ten (10) items:

3. Any portion(s) of a public easement/restriction that is intended to be released shall be released by separate document prepared by City's 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 CSM. Release the flow arrow restriction per the plat of Highpoint Commercial over the existing Lot 8-9 line that is being platted over with this CSM.

4. The existing retaining wall along easterly line appears to have been constructed with the adjacent parcel Lot 10 improvements and meanders between both this the subject parcel and the adjacent parcel. Additionally, the proposed concurrent development on the subject parcel appears that it may disturb/ remove this wall. Confirm ownership of this wall and enter into any agreements or receive permissions necessary for disturbance of this wall or easements necessary for it to remain on this parcel. Provide the agreement/permission or easement prior to CSM sign-off.

5. 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.

6. Show the flow arrow restrictions and note them as set forth on the plat of Highpoint Commercial, Document No. 1698014, and cite the restriction's language as noted on the plat.

7. Additionally, note that the 15-foot wide Planting Strip and Utility Strip was set forth in in CSM 3645 recorded as Document No. 1697981.

8. Remove Note 2 from Sheet 5.

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 must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).

10. 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. Visit the Dane County Surveyor's Office website for current tie sheets and control data that has been provided by the City of Madison.

11. 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) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

12. The applicant shall submit to Jule Smith, 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.

Please contact Izzy Wilde of the Parks Division at (608) 261-9671 if you have any questions regarding the following two (2) items:

13. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Section 20.08(2)), and Park-Land Impact Fees, per MGO Sections 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# 25098 when contacting Parks Division staff about this project.

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

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

15. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of this CSM review. A TDM Plan will be required as part of future development, per MGO Section 16.03.

Please contact Melissa Hermann of the Office of Real Estate Services at mhermann@cityofmadison.com if you have any questions regarding the following ten (10) items:

16. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM sign-off.

17. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

18. 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.

19. 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…"

20. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other option interest please include a Certificate of Consent for the option holder and 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).

21. 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 final sign-off.

22. Please correct the name of the City Clerk on the Common Council certificate to Lydia A. McComas.

23. As of March 3, 2026, there are taxes due for the subject property in the amount of $27,636.12. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM sign-off and recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

24. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report via email to Melissa Hermann in the ORES (mhermann@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 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.

25. Revise the CSM as follows:

    a. Depict and dimension public easements for utilities and stormwater drainage rights-of-way to be dedicated on the proposed CSM where necessary.

    b. If all parties of interest agree that certain easements from prior plats or CSMs of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a note on the proposed CSM.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its March 24, 2026 meeting.

Note: Approval of this Certified Survey Map does not convey any approval to demolish or modify the existing building on the subject site or to construct new buildings.

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.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Mike Ziehr, Vierbicher & Associates

City of Madison

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

Master

File Number: 92289

File ID:	92289	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/10/2026
File Name:	Solid Waste Code Updates			**Final Action:**	

Title: Repealing and recreating Sections 7.36 and 10.18 and Amending Sections 3.11(2)(f), 10.19(2), 24.04(7), and 1.03(3)(a) to update the City's solid waste disposal related ordinances consistent with current City practices and updated State law requirements.

Notes: 7038SolidWasteCodeUpdates

Sponsors:	Satya V. Rhodes-Conway, John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	92289 Body, MGO 10.18 Updates.pdf	**Enactment Number:**	
Author:	Doran Viste	**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	03/10/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Board of Public Works (4/8/26), Common Council (4/21/26)					

Text of Legislative File 92289

Fiscal Note

No City appropriation required.

Title

Repealing and recreating Sections 7.36 and 10.18 and Amending Sections 3.11(2)(f), 10.19(2), 24.04(7), and 1.03(3)(a) to update the City's solid waste disposal related ordinances consistent with current City practices and updated State law requirements.

Body

DRAFTER'S ANALYSIS: This ordinance makes several changes to the City's solid waste disposal related ordinances to bring the ordinances up to date with current City practices and State law requirements and terminology.

The City's solid waste ordinances were originally created several decades ago. In the

intervening time, the City has been at the forefront of creating a local recycling program, updating the City's ordinances as needed. In addition, State law pertaining to solid waste disposal and recycling requirements have continued to change, with recent administrative code changes to Wis. Admin Code Ch. NR 544, including those pertaining to the requirements of an effective recycling program, going into effect on July 1, 2025. This ordinance is updating several City ordinances to reorganize and simplify the City's solid waste disposal related ordinances, bring the current code into compliance with current city practices by the Streets Division and current State law requirements, and to generally update the terminology currently in use.

The ordinance repeals Section 7.36 and repeals and recreates Section 10.18. Section 7.36 is an old ordinance in the public health code pertaining to the collection and disposal of garbage. The ordinance is duplicative of Section 10.18 and no longer serves its own purpose.

This ordinance repeals and recreates Section 10.18. Among the main changes are streamlining and reorganizing the City's requirements to directly match those set forth by state law pertaining to solid waste and recyclable materials, and to make the language consistent with existing City practices. Language is being added regarding recycling container requirements for multi-family dwellings and non-residential facilities and properties as required by the State's updated effective recycling program standards. The Streets Superintendent title is being incorporated into a Streets Division Manager title, which will allow for more organizational flexibility to the City moving forward. Cart removal language is being updated to address private cart storage in the right-of-way. Language regarding plastic bag disposal is being removed as the City no longer separately handles these materials and the City's regulation of the use and disposal of plastic bags was preempted by the enactment of Wis. Stat. Sec. 66.0419 in 2016.

Additional amendments have been made to Sections 3.11(2)(f), 10.19(2), 24.04(7), and 1.03(3)(a) to bring the language in these related statutes in line with the changes being made to 10.18. As part of these changes, the bond schedule for improper storage of trash and recycling carts is being corrected to reflect a relocation of the language formerly located at Sec. 7.36(7) to Sec. 27.05(2)(cc) by ORD-21-00064 (File ID. 66678).

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Please see Legistar File 92289 Body in Attachments.

Legistar File No. 92289 Body

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

1. Subdivision (f) of Subsection (2) entitled "Duties of the Department" of Section 3.11 entitled "Department of Public Works" of the Madison General Ordinances is amended as follows:

"(f) The collection and disposal of all ~~rubbish, garbage and recycling~~ solid waste, and the cleaning of all streets and alleys, including snow removal operations and leaf and brush collection."

2. Section 7.36 entitled "Collection and Disposition of Garbage" of the Madison General Ordinances is repealed.

3. Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is repealed and recreated as follows:

"**10.18 COLLECTION, DISPOSAL AND RECYCLING OF SOLID WASTE.**

(1) Solid Waste Collection, Disposal and Recycling. The collection, disposal and recycling of solid waste in the City shall be in accordance with rules, procedures, and schedules as specified by the Streets Division Manager and as directed by State law. In the management of solid waste, whenever possible and practical, and consistent with the policies of the State as set forth in Wis. Stat. § 287.05(12), the City encourages the following priorities: the reduction of the amount of solid waste generated; the reuse of solid waste; the recycling of solid waste; the composting of solid waste; the recovery of energy from solid waste; the land disposal of solid waste; and the burning of solid waste without energy recovery.

(2) Definitions. For the purposes of this Section, and Sections 10.19 and 10.20, in addition to the definitions provided for by Wis. Stat. § 287.01 and Wis. Admin Code Ch NR 544.03, the following definitions shall apply:

Appliances shall include air compressors, air conditioners, copiers, dehumidifiers, dishwashers, dryers, fluorescent light fixtures, freezers, furnaces, garbage disposals, large commercial appliances, microwave ovens, ovens, ranges, refrigerators, stoves, trash compactors, washers, water heaters, water softeners and wood stoves.

Brush is defined as bushes, tree limbs and branches, and other woodlike trimmings.

Electronic Waste means those items prohibited from disposal in a solid waste facility under Wis. Stat. § 287.07(5)(a) and subject to required electronic waste recycling programs under Wis. Stat. § 287.17, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones.

Large Items are items that are too large to fit into City provided receptacles but are meant for disposal, either as waste or recycling. Large items include such things as furniture, mattresses, appliances, certain remodeling or construction debris, and tires. Large items do not include electronic waste.

Person includes individuals, partnerships, associations and bodies politic or corporate.

Recyclable Materials shall mean those items that are prohibited from disposal in a solid waste disposal or treatment facility pursuant to Wis. Stat. § 287.07(1m), (2), (3), and (4) or other State law, as those provisions may be updated from time-to-time, which includes lead-acid batteries, major appliances (except for microwave ovens with their capacitors removed), waste oil, yard waste, waste tires, aluminum containers, corrugated paper or other container board, foam polystyrene packaging, glass containers, magazines or other material printed on similar paper, newspapers or other material printed on newsprint, office paper, plastic containers, steel containers, or containers for carbonated or malt beverages that are primarily made of a combination of steel and aluminum.

Recycling means solid waste that consists of recyclable materials.

Solid Waste shall have the definition provided for in Wis. Stat. § 289.01(33), and includes trash and recycling. Solid waste means garbage, refuse and all other discarded or salvageable solid materials, including solid waste materials resulting from industrial, commercial and agricultural operations, and from domestic use and public service facilities, but does not include solids or dissolved materials in

wastewater effluents or other water pollutants. Solid waste shall include microwave ovens from which the capacitor has been removed. Solid Waste does not include construction and demolition debris otherwise subject to the reuse and recycling requirements of Section 10.185.

Solid Waste Facility has the definition provided for in Wis. Stat. § 289.01(35), and includes facilities for solid waste treatment, solid waste storage and solid waste disposal, such as sanitary landfills, dumps, incinerators, transfer stations, storage facilities, and processing, treatment and recovery facilities.

Streets Division Manager shall mean the head of the Streets Division of the Department of Works, or designee, which may include the Streets Superintendent.

Trash means solid waste that does not consist of recyclable materials and which may be disposed of at a solid waste facility.

Yard Waste shall mean leaves, grass clippings, garden and other organic yard debris, but does not include invasive plants that are approved for landfilling by the Wisconsin Department of Natural Resources.

(3) Trash and Recycling Collection.

(a) Collections.

1. The Streets Division provides curbside trash and recycling collection services for certain City properties pursuant to adopted City policies, primarily serving small residential properties as well as some small commercial properties.

2. Properties not served by the City must arrange for trash and recycling collections with private waste haulers.

(b) Collection Schedule. The Streets Division Manager shall designate the days on which trash and recycling will be collected by the City under its curbside collections program in the various districts of the City, which said collection day shall be kept as nearly uniform as possible for the various districts. Private haulers shall establish their own collection schedule.

(c) Curbside Placement. Except when authorized by the Streets Division Manager or other City policy, trash and recycling shall not be deposited upon the terrace of any street more than twelve (12) hours before either the date designated by the Streets Division Manager for trash and recycling collection in the district in which said premises are located for City collections or the date designated by private haulers for private collections.

(d) Cart Removal. No owner or operator shall allow a trash or recycling cart to remain on the terrace of the street in front of their premises for more than twenty-four (24) hours after the date designated by the Streets Division Manager for collection in the district in which said premises are located or the date designated by private haulers for private collections. Provided, however, that if a private hauler provides service more frequently than on a weekly basis no trash or recycling carts shall remain on the terrace of the street for more than twelve (12) consecutive hours at a time.

(e) Trash and Recycling Cart Storage. When not placed at the curb for collection, trash and recycling carts shall be stored pursuant to the requirements of Sec. 27.05(2)(cc).

(f) Deposit of Solid Waste in Gutter Prohibited. No solid waste shall be placed in any gutter by any person so as to obstruct the flow of water therein unless such person shall provide a suitable culvert so as to provide for the free and unobstructed flow of water.

(g) Sidewalks and Roadways Not to Be Obstructed. No solid waste shall be placed by any person upon any sidewalk or crosswalk, or upon any roadway, except temporarily for the purposes of collection.

(h) Damages Caused by Deposit of Solid Waste. Any person depositing solid waste in the City streets shall be liable for all damages which may accrue to the public due to the presence of such material in the streets.

(i) Owner and Operator Responsibility. Every owner or operator shall be responsible for maintaining all property in accordance with the requirements of this subsection.

(4) Limitations on Collection and Disposal of Solid Waste. In addition to the limitations on the operation of solid waste collection vehicles and their compacting equipment set forth in Sec. 24.04(7):

(a) Persons Who May Collect Trash and Recycling. No person, unless they have a contract with the City permitting them to collect and remove trash and recycling, or unless they are a City employee acting under the direction of the Common Council and the Streets Division Manager, shall collect or remove any trash and recycling which has been deposited or placed by any person on the terrace adjoining their premises for collection by the City as herein provided, except that nonprofit organizations may collect household furnishings that have been deposited or placed on the terrace for disposal during daylight hours between May 15 to May 31 and August 15 to August 31. This Subdivision does not apply to trash and recycling placed on the terrace for collection by private haulers.

(b) Collection Sites. No person other than a City resident or otherwise lawfully authorized user shall deposit any trash or recycling at any City or Dane County-owned or other solid waste collection or drop-off site located in the City.

(c) Curbside Dumping of Non-Customer Solid Waste. No person, with or without permission from the property owner, may bring solid waste from a site outside the City limits, or from a property not served by the City, and deposit those materials curbside within the City limits for pickup.

(d) Item Removal. No person shall remove any recyclable materials from a private premise, recycling cart or dumpster without the consent of the occupant, owner or lessee of the premise.

(5) Separation of Certain Solid Waste Required; Recycling.

(a) Applicability and Enforcement of Ordinance.

1. General. This Subsection shall apply to all persons who, directly or through the services of the City or another third party, dispose of or attempt to dispose of solid wastes in the City or at any solid waste facility located in the City and includes all persons, governmental operations and business, commercial, retail and industrial enterprises however organized and of whatever type, and specifically includes all occupants of residential dwellings and non-residential facilities and properties.

2. Enforcement. Pursuant to Wis. Admin. Code § NR 544.04(9) and NR 544.06(2)(e), the City shall use any lawful means to adequately enforce the

requirements of its recycling program including but not limited to inspections to ascertain proper separation, preparation, and collection of recyclable materials and proper disposition of all solid waste including recyclable materials, education and information programs, and the issuance of citations for violations of any section of this ordinance.

(b) Requirement of Property Owners.

1. Owner Responsibility. Every property owner or operator of multi-family dwellings, commercial, retail, industrial, governmental, and public service facilities shall be responsible for complying with the requirements of this Subsection, and for maintaining an effective means for their tenants to comply with the requirements of this Subsection.

2. Multi-Family Dwellings. Owners or designated agents of multi-family dwellings subject to this Subdivision under Subd. (a)1 shall do all of the following:

   a. Provide adequate, separate recycling containers for either the City's curbside recycling program or private recycling services. The number of recycling containers shall equal or be greater than the number of trash containers provided and at least one of the following shall be met:

      i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

      ii. The ratio of trash container volume to recycling container volume is at most 2:1.

      iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

   b. Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter of how to appropriately dispose of the recyclable materials. This notification shall include what materials are collected at the dwelling's location and how to prepare the recyclable materials in order to meet the processing requirements. The notification shall indicate locations of drop-off collection sites to recycle materials not collected on-site.

   c. Provide for the collection of recyclable materials (other than lead-acid batteries, major appliances (except for microwave ovens with their capacitors removed), waste oil, yard waste, and waste tires) separated from solid waste by the tenants, and the delivery of the materials to a recycling facility. The total volume of the recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

The requirements of this Paragraph do not apply if the postconsumer waste generated in the multi-family properties is treated at a processing facility that recovers for recycling the materials specified in Wis. Stats. §§ 287.07 (3) and (4) from that solid waste in as pure a form as is technically feasible.

3. Non-Residential Facilities and Properties. Owners or designated agents of non-residential facilities and properties subject to this Subdivision under Subd. (a)1 shall do all of the following:

   a. Provide adequate, separate containers for either the City's curbside recycling program or private recycling services. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

   b. Notify in writing, at least semi-annually, all users, tenants and occupants of the non-residential facilities and properties, including members of the public who use services provided by the non-residential facilities and properties, of how to appropriately recycle the recyclable materials. This notification shall include what materials are collected at the facility or property and how to prepare the materials in order to meet the processing requirements. The notification shall indicate locations of drop-off collection sites for recyclable materials not collected on-site.

   c. Provide for the collection of recyclable materials separated from the solid waste by the users, tenants and occupants and the delivery of the recyclable materials to a recycling facility.

   The requirements of this Paragraph do not apply if the postconsumer waste generated in the non-residential facilities and properties is treated at a processing facility that recovers the materials specified in Wis. Stats. §§ 287.07 (3) and (4) from solid waste in as pure a form as is technically feasible.

(c) Recyclable Materials. Every person disposing of recyclable materials in the City shall separate such items from all other solid waste materials, shall recycle such separated items as provided in this Subsection and pursuant to State law, and shall not place such separated items in containers for disposal with trash.

1. City Customers. For persons served by regular City solid waste collection, except for waste oil, lead acid batteries, appliances, electronic waste, and barrels and drum containers, recyclable materials shall be separated and placed at the curb or brought to a City drop-off site in accordance with the rules, procedures and schedules specified by the Streets Division Manager, or such recyclable items may be disposed of by such persons in any other lawful manner. No person shall mix or permit the mixing of said recyclable materials with other solid waste in violation of such City rules, procedures or schedules.

2. Non-City Customers. All other persons subject to this ordinance, as provided for under Subd. (a)1, shall facilitate and provide for separation and recycling of recyclable materials in a manner conducive to the recycling of said items. Owners of multifamily dwellings, commercial, retail, industrial, governmental and public service facilities shall place and maintain adequate separate containers in convenient locations for use by tenants, employees, customers and guests for the collection of said recyclable materials and shall make arrangements for the recycling of such collected materials by public or private means, or such material may be disposed of by said owners in any other lawful manner.

3. Private Haulers. Private haulers shall not commingle separate recyclable materials into containers used for or containing trash or other solid waste, but shall maintain recyclable materials separately so as not to destroy their value for recycling, and shall not dispose of solid waste containing recyclable materials in any solid waste facility located in the City until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

4. Landfill Owners and Operators. Landfill owners and operators shall not dispose of solid waste containing recyclable materials in any landfill located in the City until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

5. Landfill Customers. No person shall deposit any recyclable materials at any landfill located in the City at any time, unless deposited in designated separate containers or locations within the landfill for purposes of recycling. No person shall deposit such recyclable materials at any authorized recycling center or site while the site is closed.

6. Dumping. No person shall deposit recyclable materials in or upon any public street, water or grounds in the City, except for authorized curbside collection or at an authorized public recycling deposit site.

(d) Waste Oil, Lead Acid Batteries, Barrels. No person shall deposit or abandon any waste oil, lead acid batteries, or barrel or drum containers in or upon any public street, alley, grounds or waters. Waste oil, lead acid batteries, barrels and drum containers shall be disposed of in a lawful manner. No person shall deposit waste oil, lead acid batteries, barrels and drum containers at City drop-off sites, nor curbside for pickup by the City, unless authorized to do so by the City.

(e) Yard Waste.

1. Prohibited Yard Waste and Brush Disposal. No person shall do the following, or direct another to do the following:

    a. Mix or permit the mixing of yard waste or brush with solid waste designated for landfill disposal at any solid waste facility located in the City or place or permit the placing of yard waste or brush out for City curbside garbage collection.

    b. Deposit yard waste or brush at any landfill located in the City at any time or at any authorized yard waste, brush or compost site while the site is closed.

    c. Deposit yard waste or brush in or upon any public street, water, or grounds in the City , except that, on streets where a public works project was completed in a calendar year and pursuant to the directives of the Streets Division Manager, the adjoining property owner shall be allowed, during that calendar year only, to bag their yard waste and place the bags upon the public street immediately adjacent to the curb for pick up by the Streets Division. This limited exception shall solely apply during the calendar year of the completed public works project in an effort to allow the disturbed terraces to stabilize and revegetate. Bags placed in the street under this exception shall not be a violation of any other provision of this section.

d. Deposit yard waste or brush at any landfill or collection site located in the City unless that person is a resident of the City or otherwise authorized user of the site.

2. Permitted Yard Waste Disposal. It shall be lawful for any City resident or other lawfully authorized user to:

a. Deposit yard waste at any authorized City yard waste drop-off sites or any authorized compost sites while such authorized sites are open.

b. Compost yard waste in accordance with Section 7.361.

c. Deposit grass clippings, leaves and garden debris at curbside to be collected by the City according to the yard waste collection schedule established by the Streets Division Manager.

3. Permitted Brush Disposal. It shall be lawful for any City resident or other lawfully authorized user to:

a. Deposit brush at any authorized brush drop-off site while such authorized sites are open.

b. Deposit brush at curbside to be collected by the City according to the published brush collection schedule.

c. Deposit holiday trees at curbside to be collected by the City during the special January collection period.

4. Any solid waste containing yard waste in violation of this Subdivision shall be cause for the City's garbage collector to refuse to pick up such solid waste.

(f) Large Items.

1. The Streets Division offers curbside large item collection pursuant to the City's Large Item Collection Policy.

2. No large item shall be placed on any terrace or curbside for collection contrary to the City's Large Item Collection Policy. Every property owner shall be responsible for maintaining all of their property, along with the terrace area adjacent thereto, in accordance with this Subdivision. Fees for such large item collection shall be set by the Streets Division Manager.

3. The Streets Division Manager shall cause all large items which have been placed at curbside or on the terrace of properties contrary to the City's Large Item Collection Policy to be removed and disposed of properly. The Streets Division Manager shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(g) Electronic Waste.

1. Wis. Stat. § 287.07(5) and § 287.17, and regulations and guidelines adopted by the Wisconsin Department of Natural Recourses, prohibit the disposal of certain electronic waste. Such items must be recycled and cannot be placed or kept on any terrace or curbside for collection by the City. Every owner shall be responsible for maintaining all their property in accordance with this subsection. Such electronic waste must be disposed of at an authorized recycling deposit site or in any other lawful manner, consistent with State law. No person shall deposit such recyclable materials at any authorized recycling center or deposit site while the site is closed. No electronic waste shall be deposited at an authorized public recycling site contrary to the City's Electronic Recycling Policy. Appropriate recycling fees for these items shall be set by the Streets Division Manager.

2. The Streets Division Manager shall cause all electronic waste placed at curbside or on the terrace contrary to this Subsection to be removed and disposed of properly. The Streets Division Manager shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(h) Oil Filters and Oil Absorbent Materials. Pursuant to Wis. Stat. § 287.07(4m), and consistent with the definitions provided therein, no person may dispose of a used oil filter in a solid waste disposal facility. Oil absorbent materials containing waste oil may only be disposed of in a solid waste disposal facility if the waste oil has been drained so that no visible signs of free flowing oil remains in or on the oil absorbent materials, and the oil absorbent materials are not hazardous waste.

(i) Fluorescent Lighting and Certain Items Containing Mercury. Any retailer that offers for sale fluorescent bulbs, fluorescent tubes or fluorescent lamps or thermostats, bulbs, tubes or lamps containing mercury must comply with the following requirements:

(1) The retailer shall notify customers that these items cannot be accepted at Dane County owned landfills.

(2) The retailer shall offer to accept these items, once used, from the customer. The retailer may require the customer to pay a reasonable recycling fee upon the return of these items.

(3) The retailer shall recycle these items with a licensed recycler.

(4) The retailer shall file a plan illustrating how the retailer will comply with this subsection.

(6) Restrictions on Landfill Operations.

(a) Landfill owners and operators shall not dispose of solid waste containing recyclable materials in any landfill located in the City until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

(b) No person shall deposit in any landfill located in the City materials other than as authorized by this Section and as provided in Wis. Admin. Code ch. NR 544 and Wis. Stat. ch. 287.

(c) Each municipality which desires to afford its residents, businesses, commercial, retail and governmental entities located within the municipality the opportunity to deposit in any landfill located within the City any solid waste which originates in or is generated, accumulated or collected in the municipality shall first adopt and provide an effective recycling program requiring landfill users located within the municipality to separate recyclable materials from all other solid waste, and provide for the recycling of said items and provide for the safe disposal of all other solid waste.

(d) No landfill user shall deposit or cause to be deposited at any landfill located in the City any recyclable materials, unless such user is a municipality which has in place an effective recycling program approved by the Wisconsin Department of Natural Resources or is an approved private waste hauler which certifies to the City that each of its customers has an effective recycling program approved by the Wisconsin Department of Natural Resources

(7) Penalty.

(a) Except as provided for in Subd. (b), any person who violates the requirements of this Section shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for the first offense within twelve months, not less than one hundred dollars ($100) nor more than three hundred dollars ($300) for the second offense within twelve months, and not less than two hundred and fifty dollars ($250) nor more than five hundred dollars ($500) for the third and any subsequent violation within any twelve-month period. Each day of violation shall constitute a separate offense. Any person violating Subsections (5)(c) to (5)(i), in addition to any forfeiture, shall be liable for the expense of the removal, testing or separation of any matter deposited contrary to the requirements of that provision.

(b) Any person who violates Subsections (5)(f) and (5)(g) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for the first offense, not less than two hundred dollars ($200) nor more than five hundred dollars ($500) for the second offense, and not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000) for the third and any subsequent offense."

4. Subsection (2) entitled "Misuse of City Receptacles" of Section 10.19 entitled "Dumping of Rubbish or Refuse" of the Madison General Ordinances is amended as follows:

"(2) Misuse of City Receptacles. No property owner or commercial interest, including news box operators, or an employee, agent or representative of a property owner or commercial interest, shall place, or cause to have placed, any rubbish or refuse in the City-owned and publicly maintained trash and recycling receptacles located in the State Street Mall Concourse area or other public right-of-way, unless such disposal is incidental or unrelated to the use of the property or the business operation. This prohibition does not extend to the disposal ~~or~~ of refuse or waste by customers of a business. The City receptacles subject to this subsection do not include ~~refuse~~ trash and recycling carts provided to property owners as part of the Street Division's ~~refuse~~ trash and recycling program."

5. Subsection (7) entitled “Operation of Reuse Collection Vehicles and Refuse Collection Vehicles’ Compacting Equipment” of Section 24.04 entitled “Prohibition of Noises Disturbing the Public Peace” of the Madison General Ordinances is amended as follows:

“(7) Operation of ~~Refuse~~ Solid Waste Collection Vehicles and ~~Refuse~~ Solid Waste Collection Vehicles' Compacting Equipment.

(a) No person shall:

1. Collect ~~refuse~~ solid waste or permit the collection of ~~refuse~~ solid waste with a ~~refuse~~ solid waste collection truck between the hours of 10:00 p.m. and 6:00 a.m. within two hundred (200) feet of any lot with a residential use.

2. Operate or permit the operating of the compacting equipment mechanism of any motor vehicle which compacts ~~refuse~~ solid waste between the hours of 10:00 p.m. and 6:00 a.m. within two hundred (200) feet of any lot with a residential use.

(b) The following exceptions shall apply:

1. The Transportation Commission may designate certain locations as exempt from this provision, if it determines that such exemption is necessary because of public safety.

2. The ~~Director of~~ Public Works Team Leader and the Director of Transportation may determine that an emergency exists, because of fire, flood, civil disturbance, or the like. During such a period of emergency, this subsection shall not apply. No such period of emergency may continue for more than fifteen (15) consecutive days, unless the Common Council approves the longer period.

3. Subsec. 24.04(7)(a) shall not apply during and for a period of forty-eight (48) hours after the conclusion of a "special event." A "special event" is one for which a Street Use Permit has been issued under Sec. 10.056.

~~(c) This ordinance shall be effective February 1, 2001.~~”

6. Subdivision (a) of Subsection (3) entitled “Schedule of Deposits” of Section 1.08 entitled “Issuance of Citations for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits” of the Madison General Ordinances is amended by creating and amending therein the following:

Offense	Ord. No./Adopted Statute No.**	Deposit*
“~~Storing garbage containers or vessels other than at rear of building.~~ Improper storage of trash and recycling carts.	~~7.36(7)(b)~~ 27.05(2)(cc)	$50, 1st $100, 2nd
~~Garbage containers on terrace more than 12 hours before day of collection.~~	~~10.18(1)~~	~~$50, 1st~~ ~~$100, 2nd~~
~~Collection of refuse by City.~~	~~10.18(2) (5)~~	~~$50~~
~~Garbage containers on terrace more than 24 hours after day of collection.~~	~~10.18(6)~~	~~$50, 1st~~ ~~$100, 2nd~~

~~Unlawful to mix yard waste with curbside garbage collection, deposit yard waste or brush at landfill or collection site when site is closed, deposit yard waste on public streets, grounds or water.~~	~~10.18(7)(d)1.~~	~~$50, 1st~~ ~~$100, 2nd~~ ~~$200, 3rd/more~~
~~Regulation of recyclable waste.~~	~~10.18(7)(e)~~	~~$200, 1st/2nd~~ ~~$400, 3rd/more~~
~~Disposal of non-contaminated recyclable plastic bags.~~	~~10.18(7)(f)2.~~	~~$100, 1st in 1 yr.~~ ~~$200, 2nd in 1 yr.~~ ~~$400, 3rd & subsequent in 1 yr.~~
~~Regulation of landfill operations.~~	~~10.18(8)~~	~~$500, 1st~~ ~~$1,000, 2nd~~
~~Collection of solid waste.~~	~~10.18(9)(a)—(e)~~	~~$200, 1st/2nd~~
~~Removal of recyclables from private property.~~	~~10.18(9)(f)~~	~~$200~~
~~Unlawful sale or failure to recycle fluorescent bulbs, tubes or lamps or thermostats, bulbs, tubes or lamps containing mercury.~~	~~10.18(10)~~	~~$100, 1st~~ ~~$200, 2nd~~ ~~$500, 3rd & subsequent~~
Depositing large items without approval at curb/terrace	10.18(~~11~~5)(f)	$100, 1st $300, 2nd $500, 3rd $1,000, 4th+
Improper disposal of electronic waste	10.18(~~12~~5)(g)	$50, 1st $200, 2nd $500, 3rd+
Fail to comply with solid waste collection, disposal, or recycling requirements	10.18(7)	$100, 1st in 1 yr. $200, 2nd in 1 yr. $300, 3rd & subsequent in 1 yr.
Unlawful to operate ~~refuse~~ solid waste vehicles or compacting equipment between the hours of 10:00 p.m. and 6:00 a.m.	24.04(7)	$200”

Editor's Note:

New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

Section 7.36 entitled "Collection and Disposition of Garbage" of the Madison General Ordinances of the Madison General Ordinances currently reads as follows:

"**7.36 COLLECTION AND DISPOSITION OF GARBAGE.**

(1) Definition. The word "garbage" as used in this section shall be held to include every refuse accumulation of animal or vegetable matter that attends the preparation, use, or cooking of meats, fish, fowl, fruits, and vegetables, and the dealing in or storing of foodstuffs by retail dealers, excepting, however, the refuse accumulation incident to the dealing in or storing of raw meats by retail dealers, commonly known as meat markets, and the refuse and waste material incident to manufactories and wholesale dealers, which shall not be deemed to be included under the provisions of this section.

(2) Supervision of Garbage Collection. The collection, removal and disposal of garbage shall be under the direction and control of the Sanitation Supervisor and said work shall be done under the supervision of the said Supervisor in strict conformity with the provisions of this section and with such additional rules and regulations as may be made from time to time by the Common Council.

(3) Garbage Vehicles. The City shall own its own garbage vehicles for the collection and removal of garbage. The vehicle boxes for the collection and removal of garbage shall be kept clean, and shall be of suitable size, water tight, and with metallic lining and properly covered.

(4) Authority of Supervisor to Hire Persons and Vehicles. The said Supervisor shall have authority to hire such persons as may be necessary to properly collect the said garbage, and to deliver the same to the point of disposal, and shall also have authority to hire teams and vehicles, if at any time the teams and vehicles owned by the City shall not be sufficient to properly collect and remove the garbage.

(5) Manner of Removal and Disposition of Garbage. All garbage shall be removed and disposed of in such manner as the Common Council shall from time to time designate and direct.

(6) Persons Who May Collect Garbage.

(a) No person, unless they have a contract with the City of Madison, permitting them to collect and remove garbage, or unless they are a City employee acting under the direction of the Sanitation Supervisor shall collect or remove any garbage from premises located within the corporate limits of the City of Madison.

(b) No person residing within the corporate limits of the City of Madison or being an inhabitant of said City shall deliver garbage to any person for removal from their premises except to a contractor with the City for that purpose or to a City employee acting under the direction of the Common Council or the Sanitation Supervisor of the City of Madison.

(7) Reserved.

(8) Garbage not to be Deposited in any Other Place or Manner Than Herein Provided. It shall be unlawful for any person to deposit garbage in any other place or in any other manner than as herein provided or as provided in Section 7.361.

(9) Garbage From Retail Stores - Charge for Collection of Same. Whenever any garbage shall be accumulated in the conducting of any grocery store or any similar retail business engaged in the sale of food or foodstuffs, except where said food or foodstuffs shall be sold for consumption on the premises, and excepting meat markets, as hereinbefore provided, such garbage shall be collected in the same manner as otherwise provided in this section, and all of the provisions of this section shall be applicable except that a charge may be made from time to time as may be directed by the Common Council.

If the Council shall direct that such charge be made, the Sanitation Supervisor shall render to each such retail dealer not less than once in six (6) months, a bill for the removal of garbage from its place of business during the preceding six (6) months, or such other period as the Council may designate, based upon such schedule of fees as shall be determined by the Common Council; and said retail dealer shall thereupon, within twenty (20) days after receipt of such bill, pay the amount specified therein to the City Treasurer. In case any such amount shall not be paid within the time allowed, the City Treasurer shall proceed to enforce collection of the same by legal action, with such penalty as the Council may provide in its schedules; and the person, persons, firm or corporation neglecting or refusing to pay any such fee or penalty shall be deemed guilty of a violation of this section.

(10) Garbage Removal to be at Expense of City. All garbage shall be collected, removed, and disposed of at the general expense of the City excepting as provided in subsection (9) hereof, and except that where it may be necessary for the health or general welfare of the City that carcasses of large animals be removed, the Sanitation Supervisor may order such carcasses removed and disposed of and the expense thereof charged to the person, firm, or corporation who was the owner or possessor of such animal.

(11) Time of Collection of Garbage. Garbage shall be collected at such times as may be necessary to insure sanitary conditions within the City. The Sanitation Supervisor shall arrange a schedule showing the times when garbage shall be collected, and shall publish the same in the official newspaper of the City, and in such other form as may best be adapted to inform the residents of the time of garbage collection throughout the year.

(12) Incinerators. The provisions of this section shall not apply to the collection or disposal of garbage from premises where the garbage is promptly disposed of in an incinerating plant operated on said premises, the construction, maintenance and the operation of which is safe and sanitary, and approved in such respects by the Director of Public Health Madison and Dane County and Chief of the Fire Department.

(13) Penalty. Any person violating any of the provisions of this section shall be punished by a fine of not less than ten dollars ($10) nor more than two hundred dollars ($200) for each offense."

Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances currently reads as follows:

"**10.18 COLLECTION OF REFUSE AND RECYCLING OF WASTE.**

(1) Collection of rubbish and refuse in the City of Madison shall be in accordance with rules, procedures, and schedules as specified by the Street Superintendent. The Street Superintendent shall designate the days on which rubbish will be collected in the various districts of the City of Madison, which said rubbish collection day shall be kept as nearly uniform as possible for the various districts. No rubbish or refuse to be collected by the City shall be deposited upon the terrace of any street within the City of Madison more than twelve (12) hours before the date designated by the Street Superintendent for rubbish collection in the district in which said premises are located. Every owner or operator shall be responsible for maintaining all property in accordance with the requirements of this subsection.

(2) Deposit of Material in Gutter Prohibited. No material shall be placed in any gutter by any person so as to obstruct the flow of water therein unless such person shall provide a suitable culvert so as to provide for the free and unobstructed flow of water.

(3) Sidewalks and Roadways Not to Be Obstructed. No material shall be placed by any person upon any sidewalk or crosswalk, or upon any roadway.

(4) Damages Caused by Deposit of Rubbish. Any person depositing material in the streets of the City of Madison shall be liable for all damages which may accrue to the public due to the presence of such rubbish or material in the streets.

(5) Persons Who May Collect Rubbish and Refuse. No person, unless they have a contract with the City of Madison permitting them to collect and remove rubbish and refuse, or unless they are a City employee acting under the direction of the Common Council and the Street Superintendent shall collect or remove any rubbish or refuse which has been deposited or placed by any person on the terrace adjoining their premises for collection by the City as herein provided, except that nonprofit organizations may collect household furnishings that have been deposited or placed on the terrace for disposal during daylight hours between May 15 to May 31 and August 15 to August 31. "Person" as used in this section includes individuals, partnerships, associations and bodies politic or corporate.

(6) No owner or operator shall allow a rubbish or refuse container to remain on the terrace of the street in front of their premises for more than twenty-four (24) hours after the date designated by the Street Superintendent for rubbish collection in the district in which said premises are located.

(7) Separation of Solid Waste Required.

(a) Definitions:

1. Brush is defined as bushes, tree limbs and branches, and other woodlike trimmings. Rosebush trimmings are considered to be brush.

2. Appliances shall include air compressors, air conditioners, copiers, dehumidifiers, dishwashers, dryers, fluorescent light fixtures, freezers, furnaces, garbage disposals, large commercial appliances, microwave ovens, ovens, ranges, refrigerators, stoves, trash compactors, washers, water heaters, water softeners and wood stoves.

3. Magazines shall mean magazines and other materials printed on similar paper.

4. Newsprint means that portion of newspapers or periodicals which remain in substantially original condition at the time of disposal such that the material is suitable for commercial grade recycling. Newsprint does not include the paper commonly used in the production of magazines, books, and other physical media for written material, or paper which is not suitable for recycling purposes or is in a state which makes separation unreasonable or unduly expensive, for reasons which include, but are not limited to, the following:

    a. The paper has been put to another use, such as wrappings for other wastes, and is thus rendered unfit for commercial recycling;

    b. The paper is no longer flat and folded to the approximate dimensions of its original condition;

    c. The paper is mixed in with commercial or municipal litter or refuse as a result of the failure of resident or business invitees to separate newspapers from other discarded materials outdoors or in publicly accessible areas of buildings;

    d. The paper has been damaged or altered by any other means so as to make recycling impossible or unduly difficult.

5. Office paper shall mean high grade printing and writing papers from offices in nonresidential facilities and properties.

6. Solid Waste shall mean garbage, refuse and all other discarded or salvageable solid materials, including solid waste materials resulting from industrial, commercial and agricultural operations, and from domestic use and public service facilities, but does not include solids or dissolved materials in wastewater effluents or other water pollutants. Solid waste shall include microwave ovens from which the capacitor has been removed.

7. Yard Waste shall mean leaves, grass clippings, garden and other organic yard debris.

8. Directories shall mean any publication that lists names, addresses, telephone numbers or other similar contact information of people, businesses, members, employees, or other similar categories. In this subsection, this definition only applies to those directories capable of being recycled by the City of Madison, as determined by the Street Superintendent or designee.

(b) Applicability and Enforcement of Ordinance.

1. Subsections (7), (8), (9), (10) and (11) of Section 10.18 shall apply to all persons and entities who, directly or through the services of the City of Madison or another third party, dispose of or attempt to dispose of solid wastes at any Dane County-owned landfill or at any other landfill located in the City of Madison and includes all persons, governmental operations and business, commercial, retail and industrial enterprises however organized and of whatever type.

2. Owner Responsibility. Every owner or operator of multi-family dwellings, commercial, retail, industrial, governmental, and public service facilities shall be responsible for maintaining an effective means for tenants to comply with the requirements of this subsection (7), except for subdivision (f). In addition

each owner or operator shall at the commencement of a tenant's move to the premises and each 6 months thereafter notify the tenants of the City and County recycling requirements.

3. Pursuant to Wis. Admin. Code § NR 544.04(9) and NR 544.06(2)(e), the City of Madison shall use any lawful means to adequately enforce the requirements of its recycling program including but not limited to inspections to ascertain proper separation, preparation, and collection of recyclable materials and proper disposition of all solid waste including recyclables, education and information programs, and the issuance of citations for violations of any section of this ordinance.

(c) (R. by ORD-11-00043, 3-23-11)

(d) Yard Waste.

1. Prohibited Yard Waste and Brush Disposal. No person shall:

a. Mix or permit the mixing of yard waste or brush with solid waste for landfill disposal at any Dane County-owned landfill or at any other landfill located in the City of Madison, or for City curbside garbage collection or place or permit the placing of yard waste or brush out for City curbside garbage collection;

b. Deposit yard waste or brush at any Dane County-owned landfill or at any other landfill located in the City of Madison at any time or at any authorized yard waste, brush or compost site while the site is closed;

c. Deposit yard waste or brush in or upon any public street, water, or grounds in the City of Madison, except that, on streets where a public works project was completed in a calendar year and pursuant to the directives of the Street Superintendent, the adjoining property owner shall be allowed during that calendar year only to bag their yard waste and place the bags upon the public street immediately adjacent to the curb for pick up by the Streets Division. This limited exception shall solely apply during the calendar year of the completed public works project in an effort to allow the disturbed terraces to stabilize and revegetate. Bags placed in the street under this exception shall not be a violation of any other provision of this section.

d. Deposit yard waste or brush at any Dane County-owned landfill or at any other landfill or collection site located in the City of Madison unless that person is a resident of the City or otherwise authorized user of the site.

2. Permitted Yard Waste Disposal. It shall be lawful for any City of Madison resident or other lawfully authorized user to:

a. Deposit yard waste at any authorized City of Madison yard waste drop-off sites or any authorized compost sites while such authorized sites are open;

b. Compost yard waste in accordance with Section 7.361;

c. Deposit grass clippings, leaves and garden debris at curbside to be collected by the City during a fall and spring collection of yard waste.

3. Permitted Brush Disposal. It shall be lawful for any City of Madison resident or other lawfully authorized user to:

a. Deposit brush at any authorized City of Madison brush drop-off site while such authorized sites are open.

b. Deposit brush at curbside to be collected by the City according to the published brush collection schedule.

c. Deposit holiday trees at curbside to be collected by the City during the special January collection period.

4. Owner Responsibility. Every owner or operator shall be responsible for maintaining all property under their control in accordance with the requirements of this subsection.

(e) Recyclable Waste. Every person disposing of newsprint, yard waste, office paper, directories, waste oil, magazines, tires, lead-acid batteries, appliances, televisions, computer monitors, laptop or desktop computers, CPUs, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass bottles and jars, and HDPE and PETE plastic containers in the City of Madison shall separate such items from all other solid waste materials, shall recycle such separated items as provided herein and shall not place such separated items in containers for disposal with other refuse or garbage.

1. For persons served by regular City refuse collection, except for waste oil, lead acid batteries, appliances, televisions, computer monitors, laptop or desktop computers, CPUs, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass barrels and drum containers, the above-listed recyclable items shall be separated and placed at the curb in accordance with the rules, procedures and schedules specified by the Street Superintendent, or such recyclable items may be disposed of by such persons in any other lawful manner. No person shall mix or permit the mixing of said recyclables with garbage or other solid waste in violation of such City rules, procedures or schedules.

2. No person shall deposit or abandon any waste oil, lead acid batteries, or barrel or drum container in or upon any public street, alley, grounds or waters. Waste oil, lead acid batteries, barrels and drum containers shall be disposed of in a lawful manner. No person shall deposit waste oil, lead acid batteries, barrels and drum containers at City of Madison drop-off sites, nor curbside for pickup by the City of Madison.

3. All other persons subject to this ordinance as Dane County-owned or private landfill users shall facilitate and provide for separation and recycling of the above-listed items in a manner conducive to the recycling of said items. Owners of multifamily dwellings, commercial, retail, industrial, governmental and public service facilities shall place and maintain adequate separate containers in convenient locations for use by tenants, employees, customers and guests for the collection of said recyclable items and shall make arrangements for the recycling of such collected items by public or private

means, or such material may be disposed of by said owners in any other lawful manner.

4. Private refuse haulers shall not commingle separate recyclables into containers used for or containing garbage or other refuse, but shall maintain recyclables separately so as not to destroy their value for recycling, and shall not dispose of solid waste containing the above-listed recyclables in any Dane County-owned or other landfill located in the City of Madison until said recyclables have been separated from the non-recyclable waste and properly disposed of for recycling.

5. Landfill owners and operators shall not dispose of solid waste containing the above-listed recyclables in any landfill located in the City of Madison until said recyclables have been separated from the non-recyclable waste and properly disposed of for recycling.

6. No person shall deposit any of the above-listed recyclables at any Dane County-owned landfill or at any other landfill located in the City of Madison at any time, unless deposited in designated separate containers or locations within the landfill for purposes of recycling. No person shall deposit such recyclables at any authorized recycling center or site while the site is closed.

7. No person shall deposit said recyclable items in or upon any public street, water or grounds in the City of Madison, except for authorized curbside collection or at an authorized public recycling deposit site.

(f) Plastic Bags.

1. Purpose. Each year, it is estimated that the average American uses 330 plastic bags. Hence, Madison residents will use approximately 74,794,500 plastic bags in 2009. Based upon national averages, only 0.6% of those bags (roughly 448,000) will be recycled, and the rest will eventually end up in the Dane County landfill or as sources of land and water based litter. Plastic bags are generally not biodegradable and instead rely upon photodegration to break down. This is problematic in landfills where light is not able to break down the plastic film, leading to an estimated five hundred (500) year breakdown period. Furthermore, while plastic bags will break down into smaller toxic parts when in water, these smaller parts can be harmful to fish, birds, amphibians, and other water based organisms. While plastic bags are generally not biodegradable, they can be recycled and used for durable building and construction products, fencing and deck materials, and new plastic bags. In the Madison area, there is a market for the recycling of clean plastic bags, and many retailers who provide these bags offer recycling bins for use by customers. By banning the disposal of non-contaminated recyclable plastic bags, the City hopes to reduce the negative impacts on the environment associated with plastic bags to save space in the County landfill and protect our lands and waters from the negative impacts associated with plastic bags.

2. Definitions. For the purposes of this subdivision, the following definitions apply:

    a. Contaminated plastic bag means any plastic bag that has been in direct contact with, and remains soiled by, organic or non-organic materials. Plastic bags that contain any solid waste are contaminated for the purposes of this ordinance.

b. Plastic bag shall mean any bag intended for the transportation, storage, or protection of goods that is made, in part, of plastic film. A plastic bag is not the same as a plastic container, as that term is used elsewhere in this subsection.

c. Recyclable plastic bag means any plastic bag that is able to be recycled, or bundled for recycling purposes, in the Madison area, and includes all those types of plastic bags set forth by the Street Superintendent or designee.

3. Every person disposing, or attempting to dispose of non-contaminated recyclable plastic bags in the City of Madison shall separate such items from all other solid waste materials and not place them in containers for disposal with other refuse, garbage or recycling materials.

4. Non-contaminated recyclable plastic bags shall be separated and recycled in accordance with the rules, procedures and schedules specified by the Street Superintendent, or such items may be disposed of in any other lawful manner, including through merchant provided drop off locations. No person shall mix or permit the mixing of non-contaminated recyclable plastic bags with garbage or other solid waste in violation of such City rules, procedures or schedules.

5. Non-contaminated recyclable plastic bags subject to this provision, and capable of being recycled, include:

a. Low density polyethylene bags (LDPE #4). These bags are made of plastic films with high clarity, and moderate stretch and strength characteristics. Such bags include thicker newspaper bags and bread bags.

b. Linear low density polyethylene bags (LLDPE #4). These bags are made of plastic films with moderate clarity that are stretchy and have a slightly tacky feel. Such bags include clear and thin newspaper bags, as well as dry cleaning bags.

c. Medium density polyethylene bags (MDPE #4). These bags are made of plastic films with moderate clarity, and poor stretch and strength characteristics. Such bags include consumer packaging bags such as toilet paper and paper towel packaging.

d. High density polyethylene bags (HDPE #2). These bags are made of plastic films with some opacity, that are crinkly to the touch, have low stretch and high strength characteristics, and are easily torn. Such bags include most grocery bags and retail bags.

6. Enforcement. No enforcement of this subdivision by the City will occur until the Streets Superintendent establishes a City-sponsored recycling program for non-contaminated recyclable plastic bags; such program shall be approved by the Common Council by resolution no later than September 1, 2009.

(8) Restrictions on Landfill Operations.

(a) Landfill owners and operators shall not dispose of newsprint or newspapers in the City of Madison with garbage or other refuse, but shall maintain recyclable newsprint separately so as not to destroy its value for recycling.

(b) On and after February 11, 1991, each municipality which desires to afford its residents, businesses, commercial, retail and governmental entities located within the municipality the opportunity to deposit in any landfill located within the City of Madison any solid waste which originates in or is generated, accumulated or collected in the municipality shall first adopt and provide an effective recycling program requiring landfill users located within the municipality to separate from all other solid waste, newsprint, yard waste, office paper, waste oil, magazines, tires, lead-acid batteries, appliances, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass bottles and jars, High Density Polyethylene ("HDPE") and Polyethylene Terephthalate (PETE) plastic containers and provide for the recycling of said items and provide for the safe disposal of all other solid waste.

(c) On and after February 11, 1991, no landfill user shall deposit or cause to be deposited at any landfill located in the City of Madison any newsprint, yard waste, office paper, waste oil, magazines, tires, lead-acid batteries, appliances, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass bottles and jars, or HDPE and PETE plastic containers, unless such user is a municipality which has in place an effective recycling program approved by the City of Madison Common Council or is an approved private waste hauler which certifies to the Common Council that each of its customers has an effective recycling program. The standards for determining whether a municipal or private program is effective shall be the same as those followed by the Dane County Board and its committees under Section 41.23 of the Dane County Solid Waste Management Ordinance.

(d) If the Dane County Board approves the temporary suspension of the requirements of said Section 41.23 as to certain separated items at all County-owned landfills, the suspension shall automatically apply to any other landfill located in the City of Madison. Nothing in this ordinance shall be construed to require a municipality to operate or contract for a solid waste collection system.

(e) Landfill owners and operators shall not dispose of solid waste containing the above-listed recyclables in any landfill located in the City of Madison until said recyclables have been separated from the non-recyclable waste and properly disposed of for recycling.

(f) No person shall deposit in any Dane County-owned or other landfill located in the City of Madison materials other than as authorized herein and as provided in Wis. Admin. Code ch. NR 544 and Wis. Stat. ch. 159.

(9) Limitations on Collection of Solid Waste.

(a) Unlawful to Remove Recyclable Material. It shall be unlawful for any person, unless under contract with the City of Madison, or unless they are a City employee acting under the direction of the Common Council and the Street Superintendent to collect or remove any recyclable newsprint, magazines, glass, plastic, aluminum cans, ferrous metal cans, or corrugated cardboard which has been deposited or placed by any person on the terrace adjoining their premises for collection by the City of Madison.

(b) Private refuse haulers shall not place recyclable newsprint which has been collected in separate containers into containers used for or containing garbage or other refuse, but shall maintain recyclable newsprint separately so as not to destroy its value for recycling.

(c) No person shall deposit any of the above-listed recyclables at any Dane County-owned landfill or at any other landfill located in the City of Madison at any time, unless deposited in designated separate containers or locations within the landfill for purposes of recycling. No person shall deposit such recyclables at any authorized recycling center or site while the site is closed.

(d) No person shall deposit said recyclable items in or upon any public street, water or grounds in the City of Madison, except for authorized curbside collection or at an authorized public recycling deposit site.

(e) No person other than a City of Madison resident or otherwise lawfully authorized user shall deposit any recyclable materials at any Dane County-owned or other collection site located in the City of Madison. No person may bring solid waste from a site outside the City limits and deposit those materials curbside within the City limits for pickup with or without permission from the property owner.

(f) No person shall remove any recyclable items from a private premise, recyclable container or dumpster without the consent of the occupant, owner or lessee of the premise.

(10) Any retailer that offers for sale fluorescent bulbs, fluorescent tubes or fluorescent lamps or thermostats, bulbs, tubes or lamps containing mercury must comply with the following requirements:

(a) The retailer shall notify customers that these items cannot be accepted at Dane County owned landfills.

(b) The retailer shall offer to accept these items, once used, from the customer. The retailer may require the customer to pay a reasonable recycling fee upon the return of these items.

(c) The retailer shall recycle these items with a licensed recycler.

(d) The retailer shall file a plan illustrating how the retailer will comply with this subsection. This plan shall be filed with the City Recycling Coordinator within ninety (90) days of adoption of this ordinance.

(11) Large Item Fees.

(a) The Streets Division offers curbside large item collection pursuant to the City's Large Item Collection Policy. For the purposes of this subsection, large items are items that are too large to fit into City provided receptacles but are meant for disposal, either as waste or recycling. Large items include such things as furniture, mattresses, appliances, certain remodeling or construction debris, and tires. Large items do not include electronics, which are subject to Sub. (12).

(b) No large item shall be placed on any terrace or curbside for collection contrary to the City's Large Item Collection Policy. Every property owner shall be responsible for maintaining all of their property, along with the terrace area adjacent thereto, in accordance with this subsection. Fees for such large item collection shall be set by the Street Superintendent.

(c) The Street Superintendent shall cause all large items which have been placed at curbside or on the terrace of properties contrary to the City's Large Item Collection Policy to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report

the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(12) Electronics.

(a) Wis. Stat. § 287.07(5) and § 287.17, and regulations and guidelines adopted by the Wisconsin Department of Natural Recourses, prohibit the disposal of certain electronic waste, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones. Such items must be recycled and cannot be placed or kept on any terrace or curbside for collection by the City. Every owner shall be responsible for maintaining all their property in accordance with this subsection. Such electronic waste must be disposed of at an authorized recycling deposit site or in any other lawful manner, consistent with State law. No person shall deposit such recyclables at any authorized recycling center or deposit site while the site is closed. No electronic waste shall be deposited at an authorized public recycling site contrary to the City's Electronic Recycling Policy. Appropriate recycling fees for these items shall be set by the Street Superintendent.

(b) The Street Superintendent shall cause all electronic waste placed at curbside or on the terrace contrary to this Subsection to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(13) Penalty.

(a) Any person who violates subsections (7), (9)(a—e) and (10) of Section 10.18 shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for each offense within twelve months and not less than one hundred dollars ($100) nor more than five hundred dollars ($500) for the third and any subsequent violation within any twelve-month period. Each day of violation shall constitute a separate offense. Any person violating Sec. 10.18(7), in addition to any forfeiture, shall be liable for the expense of the removal, testing or separation of any matter deposited contrary to the provisions of this subsection.

(b) Any person who violates Section 10.18(8) shall be subject to a forfeiture of not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000) for each offense within a twelve-month period and not less than one thousand dollars ($1,000) nor more than five thousand dollars ($5,000) for any subsequent offense within a twelve-month period.

(c) Any solid waste containing yard waste in violation of this Section shall be cause for the City's garbage collector to refuse to pick up such solid waste.

(d) Any person who violates Section 10.18(9)(f) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than five hundred dollars ($500) for each offense. (Cr. by ORD-09-00072, 5-8-09)

(e) Any person who violates Subsection (11) or (12) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for the first offense, not less than two hundred dollars ($200) nor more than five hundred dollars ($500) for the second offense, and not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000) for the third and any subsequent offense."

10.18 COLLECTION ~~OF REFUSE AND RECYCLING OF WASTE~~, DISPOSAL AND RECYCLING OF SOLID WASTE.

(1) Solid Waste Collection, Disposal and Recycling. The c~~C~~ollection ~~of rubbish and refuse~~, disposal and recycling of solid waste in the City ~~of Madison~~ shall be in accordance with rules, procedures, and schedules as specified by the Street Superintendent and as directed by State law. In the management of solid waste, whenever possible and practical, and consistent with the policies of the State as set forth in Wis. Stat. § 287.05(12), the City encourages the following priorities: the reduction of the amount of solid waste generated; the reuse of solid waste; the recycling of solid waste; the composting of solid waste; the recovery of energy from solid waste; the land disposal of solid waste; and the burning of solid waste without energy recovery.

(2) Definitions. For the purposes of this Section, in addition to the definitions provided for by Wis. Stat. § 287.01 and Wis. Admin Code Ch NR 544.03, the following definitions shall apply:

Appliances shall include air compressors, air conditioners, copiers, dehumidifiers, dishwashers, dryers, fluorescent light fixtures, freezers, furnaces, garbage disposals, large commercial appliances, microwave ovens, ovens, ranges, refrigerators, stoves, trash compactors, washers, water heaters, water softeners and wood stoves.

Brush is defined as bushes, tree limbs and branches, and other woodlike trimmings. Rosebush trimmings are considered to be brush.

~~Directories shall mean any publication that lists names, addresses, telephone numbers or other similar contact information of people, businesses, members, employees, or other similar categories. In this subsection, this definition only applies to those directories capable of being recycled by the City of Madison, as determined by the Street Superintendent or designee.~~

Electronic Waste means those items prohibited from disposal in a solid waste facility under Wis. Stat. § 287.07(5)(a) and subject to required electronic waste recycling programs under Wis. Stat. § 287.17, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones.

Large Items ~~For the purposes of this subsection, large items~~ are items that are too large to fit into City provided receptacles but are meant for disposal, either as waste or recycling. Large items include such things as furniture, mattresses, appliances, certain remodeling or construction debris, and tires. Large items do not include ~~electronics, which are subject to Sub. (12)~~ electronic waste.

~~Magazines shall mean magazines and other materials printed on similar paper.~~

Newsprint means that portion of newspapers or periodicals which remain in substantially original condition at the time of disposal such that the material is suitable for commercial grade recycling. Newsprint does not include the paper commonly used in the production of magazines, books, and other physical media for written material, or paper which is not suitable for recycling purposes or is in a state which makes separation unreasonable or unduly expensive~~, for reasons which include, but are not limited to, the following:~~

~~a. The paper has been put to another use, such as wrappings for other wastes, and is thus rendered unfit for commercial recycling;~~

~~b. The paper is no longer flat and folded to the approximate dimensions of its original condition;~~

~~c. The paper is mixed in with commercial or municipal litter or refuse as a result of the failure of resident or business invitees to separate newspapers from other discarded materials outdoors or in publicly accessible areas of buildings;~~

~~d. The paper has been damaged or altered by any other means so as to make recycling impossible or unduly difficult~~.

~~Office paper shall mean high grade printing and writing papers from offices in nonresidential facilities and properties.~~

Person ~~as used in this section~~ includes individuals, partnerships, associations and bodies politic or corporate.

Recyclable Materials shall mean those items that are prohibited from disposal in a solid waste disposal or treatment facility pursuant to Wis. Stat. § 287.07(1m), (2), (3), and (4) or other State law, as those provisions may be updated from time-to-time, which includes lead-acid batteries, major appliances (except for microwave ovens with their capacitors removed), waste oil, yard waste, waste tires, aluminum containers, corrugated paper or other container board, foam polystyrene packaging, glass containers, magazines or other material printed on similar paper, newspapers or other material printed on newsprint, office paper, plastic containers, steel containers, or containers for carbonated or malt beverages that are primarily made of a combination of steel and aluminum.

Recycling means solid waste that consists of recyclable materials.

Solid Waste shall have the definition provided for in Wis. Stat. § 289.01(33), and includes trash and recycling. Solid waste means garbage, refuse and all other discarded or salvageable solid materials, including solid waste materials resulting from industrial, commercial and agricultural operations, and from domestic use and public service facilities, but does not include solids or dissolved materials in wastewater effluents or other water pollutants. Solid waste shall include microwave ovens from which the capacitor has been removed. Solid Waste does not include construction and demolition debris otherwise subject to the requirements of Section 10.185.

Solid Waste Facility has the definition provided for in Wis. Stat. § 289.01(35), and includes facilities for solid waste treatment, solid waste storage and solid waste disposal, such as sanitary landfills, dumps, incinerators, transfer stations, storage facilities, and processing, treatment and recovery facilities.

Trash means solid waste that does not consist of recyclable materials and which may be disposed of at a solid waste facility.

Yard Waste shall mean leaves, grass clippings, garden and other organic yard debris.

(3) Trash and Recycling Collection.

(a) Collections.

1. The Streets Division provides curbside trash and recycling collection services for certain City properties pursuant to adopted City policies, primarily serving small residential properties as well as some small commercial properties.

2. Properties not served by the City must arrange for trash and recycling collections with private waste haulers.

(b) Collection Schedule. The Street Superintendent shall designate the days on which ~~rubbish~~ trash and recycling will be collected by the City under its curbside collections program in the various districts of the City ~~of Madison~~, which said ~~rubbish~~ collection day shall be kept as nearly uniform as possible for the various districts. Private haulers shall establish their own collection schedule.

(c) Curbside Placement. ~~No rubbish or refuse~~ Except when authorized by the Street Superintendent or other City policy, trash and recycling ~~to be collected by the City~~ shall not be deposited upon the terrace of any street ~~within the City of Madison~~ more than twelve (12) hours before either the date designated by the Street Superintendent for ~~rubbish~~ trash and recycling collection in the district in which said premises are located for City collections or the date designated by private haulers for private collections.

(d) Cart Removal. No owner or operator shall allow a ~~rubbish or refuse container~~ trash or recycling cart to remain on the terrace of the street in front of their premises for more than twenty-four (24) hours after the date designated by the Street Superintendent for ~~rubbish~~ collection in the district in which said premises are located or the date designated by private haulers for private collections. Provided, however, that if a private hauler provides service more frequently than on a weekly basis no trash or recycling carts shall remain on the terrace of the street for more than twelve (12) consecutive hours at a time.

(e) Trash and Recycling Cart Storage. When not placed at the curb for collection, trash and recycling carts shall be stored pursuant to the requirements of Sec. 27.05(2)(cc).

(~~2~~f) Deposit of ~~Material~~ Solid Waste in Gutter Prohibited. No ~~material~~ solid waste shall be placed in any gutter by any person so as to obstruct the flow of water therein unless such person shall provide a suitable culvert so as to provide for the free and unobstructed flow of water.

(~~3~~g) Sidewalks and Roadways Not to Be Obstructed. No ~~material~~ solid waste shall be placed by any person upon any sidewalk or crosswalk, or upon any roadway, except temporarily for the purposes of collection.

(4h) Damages Caused by Deposit of ~~Rubbish~~ Solid Waste. Any person depositing ~~material~~ solid waste in the City streets ~~of the City of Madison~~ shall be liable for all damages which may accrue to the public due to the presence of such ~~rubbish or~~ material in the streets.

(i) Owner and Operator Responsibility. Every owner or operator shall be responsible for maintaining all property in accordance with the requirements of this subsection.

(~~9~~4) Limitations on Collection and Disposal of ~~Solid Waste~~ Trash and Recycling.

(~~5~~a) Persons Who May Collect ~~Rubbish and Refuse~~ Trash and Recycling. No person, unless they have a contract with the City ~~of Madison~~ permitting them to collect and remove ~~rubbish and refuse~~ trash and recycling, or unless they are a City employee acting under the direction of the Common Council and the Street Superintendent, shall collect or remove any ~~rubbish or refuse~~ trash and recycling which has been deposited or placed by any person on the terrace adjoining their premises for collection by the City as herein provided, except that nonprofit organizations may collect household furnishings that have been deposited or placed on the terrace for disposal during daylight hours between May 15 to May 31 and August 15 to August 31.

(~~e~~b) Collection Sites. No person other than a City ~~of Madison~~ resident or otherwise lawfully authorized user shall deposit any trash or recycling ~~recyclable materials~~ at any City or Dane County-owned or other solid waste collection or drop-off site located in the City ~~of Madison~~.

(c) Curbside Dumping of Non-Customer Solid Waste. No person, with or without permission from the property owner, may bring solid waste from a site outside the City limits, or from a property not served by the City, and deposit those materials curbside within the City limits for pickup ~~with or without permission from the property owner~~.

(~~f~~d) Item Removal. No person shall remove any recyclable ~~items~~ materials from a private premise, ~~recyclable container~~ recycling cart or dumpster without the consent of the occupant, owner or lessee of the premise.

(~~7~~5) Separation of Certain Solid Waste Required; Recycling.

~~(a) Definitions:~~

(~~b~~a) Applicability and Enforcement of Ordinance.

1. General. ~~Subsections (7), (8), (9), (10) and (11) of Section 10.18~~ This Subsection shall apply to all persons ~~and entities~~ who, directly or through the services of the City ~~of Madison~~ or

another third party, dispose of or attempt to dispose of solid wastes in the City or at any ~~Dane County-owned landfill or at any other landfill~~ solid waste facility located in the City ~~of Madison~~ and includes all persons, governmental operations and business, commercial, retail and industrial enterprises however organized and of whatever type, and specifically includes all occupants of residential dwellings and non-residential facilities and properties.

~~3~~2. Enforcement. Pursuant to Wis. Admin. Code § NR 544.04(9) and NR 544.06(2)(e), the City ~~of Madison~~ shall use any lawful means to adequately enforce the requirements of its recycling program including but not limited to inspections to ascertain proper separation, preparation, and collection of recyclable materials and proper disposition of all solid waste including recyclable materials, education and information programs, and the issuance of citations for violations of any section of this ordinance.

(b) Requirement of Property Owners.

~~2~~1. Owner Responsibility. Every property owner or operator of multi-family dwellings, commercial, retail, industrial, governmental, and public service facilities shall be responsible for complying with the requirements of this Subsection, and for maintaining an effective means for their tenants to comply with the requirements of this ~~s~~Subsection ~~(7), except for s~~Subdivision (f). ~~In addition, each owner or operator shall at the commencement of a tenant's move to the premises and each 6 months thereafter notify the tenants of the City and County recycling requirements.~~

2. Multi-Family Dwellings. Owners or designated agents of multi-family dwellings subject to this Subdivision under Subd. (a)1 shall do all of the following:

a. Provide adequate, separate recycling containers for either the City's curbside recycling program or private recycling services. The number of recycling containers shall equal or be greater than the number of trash containers provided and at least one of the following shall be met:

i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

ii. The ratio of trash container volume to recycling container volume is at most 2:1.

iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

b. Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter of how to appropriately dispose of the recyclable materials. This notification shall include what materials are collected at the dwelling's location and how to prepare the recyclable materials in order to meet the processing requirements. The notification shall indicate locations of drop-off collection sites to recycle materials not collected on-site.

c. Provide for the collection of recyclable materials (other than lead-acid batteries, major appliances (except for microwave ovens with their capacitors removed), waste oil, yard waste, and waste tires) separated from solid waste by the tenants, and the delivery of the materials to a recycling facility. The total volume of the recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

The requirements of this Paragraph do not apply if the postconsumer waste generated in the multi-family properties is treated at a processing facility that recovers for recycling the

materials specified in Wis. Stats. §§ 287.07 (3) and (4) from that solid waste in as pure a form as is technically feasible.

3. Non-Residential Facilities and Properties. Owners or designated agents of non-residential facilities and properties subject to this Subdivision under Subd. (a)1 shall do all of the following:

1. Provide adequate, separate containers for either the City's curbside recycling program or private recycling services. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

2. Notify in writing, at least semi-annually, all users, tenants and occupants of the non-residential facilities and properties, including members of the public who use services provided by the non-residential facilities and properties, of how to appropriately recycle the recyclable materials. This notification shall include what materials are collected at the facility or property and how to prepare the materials in order to meet the processing requirements. The notification shall indicate locations of drop-off collection sites for recyclable materials not collected on-site.

3. Provide for the collection of recyclable materials separated from the solid waste by the users, tenants and occupants and the delivery of the recyclable materials to a recycling facility.

The requirements of this Paragraph do not apply if the postconsumer waste generated in the non-residential facilities and properties is treated at a processing facility that recovers the materials specified in Wis. Stats. §§ 287.07 (3) and (4) from solid waste in as pure a form as is technically feasible.

~~(c) (R. by ORD-11-00043, 3-23-11)~~

(~~e~~c) Recyclable Materials ~~Waste~~. Every person disposing of recyclable materials in the City ~~of Madison~~ shall separate such items from all other solid waste materials, shall recycle such separated items as provided ~~herein~~ in this Subsection and pursuant to State law, and shall not place such separated items in containers for disposal with trash ~~other refuse or garbage~~.

1. City Customers. For persons served by regular City refuse collection, except for waste oil, lead acid batteries, appliances, ~~televisions, computer monitors, laptop or desktop computers, CPUs,~~ electronic waste, and barrels and drum containers, ~~corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass barrels and drum containers,~~ recyclable materials ~~the above-listed recyclable items~~ shall be separated and placed at the curb or brought to a City drop-off site in accordance with the rules, procedures and schedules specified by the Street Superintendent, or such recyclable items may be disposed of by such persons in any other lawful manner. No person shall mix or permit the mixing of said recyclable materials with ~~garbage or~~ other solid waste in violation of such City rules, procedures or schedules.

~~3~~2. Non-City Customers. All other persons subject to this ordinance, as provided for under Subd. (a)1, ~~as Dane County owned or private landfill users~~ shall facilitate and provide for separation and recycling of ~~the above-listed items~~ recyclable materials in a manner conducive to the recycling of said items. Owners of multifamily dwellings, commercial, retail, industrial, governmental and public service facilities shall place and maintain adequate separate containers in convenient locations for use by tenants, employees, customers and guests for the collection of said recyclable materials ~~items~~ and shall make arrangements for the recycling of such collected materials ~~items~~ by public or private means, or such material may be disposed of by said owners in any other lawful manner.

43. Private Haulers. Private ~~refuse~~ haulers shall not commingle separate recyclable materials into containers used for or containing trash or other solid waste ~~garbage or other refuse~~, but shall maintain recyclable materials separately so as not to destroy their value for recycling, and shall not dispose of solid waste containing recyclable materials ~~the above-listed recyclables~~ in any ~~Dane County-owned or other landfill~~ solid waste facility located in the City ~~of Madison~~ until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

~~5~~4. Landfill Owners and Operators. Landfill owners and operators shall not dispose of solid waste containing recyclable materials ~~the above-listed recyclables~~ in any landfill located in the City ~~of Madison~~ until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

~~6~~5. Landfill Customers. No person shall deposit any ~~of the above-listed~~ recyclable materials at any ~~Dane County-owned landfill or at any other~~ landfill located in the City ~~of Madison~~ at any time, unless deposited in designated separate containers or locations within the landfill for purposes of recycling. No person shall deposit such recyclable materials at any authorized recycling center or site while the site is closed.

~~7~~6. Dumping. No person shall deposit ~~said recyclable items~~ recyclable materials in or upon any public street, water or grounds in the City ~~of Madison~~, except for authorized curbside collection or at an authorized public recycling deposit site.

(d) Waste Oil, Lead Acid Batteries, Barrels. No person shall deposit or abandon any waste oil, lead acid batteries, or barrel or drum containers in or upon any public street, alley, grounds or waters. Waste oil, lead acid batteries, barrels and drum containers shall be disposed of in a lawful manner. No person shall deposit waste oil, lead acid batteries, barrels and drum containers at City ~~of Madison~~ drop-off sites, nor curbside for pickup by the City ~~of Madison~~, unless authorized to do so by the City.

(de) Yard Waste.

1. Prohibited Yard Waste and Brush Disposal. No person shall do the following, or direct another to do the following:

    a. Mix or permit the mixing of yard waste or brush with solid waste designated for landfill disposal at any ~~Dane County-owned landfill or at any other landfill~~ solid waste facility located in the City ~~of Madison, or for City curbside garbage collection~~ or place or permit the placing of yard waste or brush out for City curbside garbage collection~~;~~.

    b. Deposit yard waste or brush at any ~~Dane County-owned landfill or at any other~~ landfill located in the City ~~of Madison~~ at any time or at any authorized yard waste, brush or compost site while the site is closed~~;~~.

    c. Deposit yard waste or brush in or upon any public street, water, or grounds in the City ~~of Madison~~, except that, on streets where a public works project was completed in a calendar year and pursuant to the directives of the Street Superintendent, the adjoining property owner shall be allowed, during that calendar year only, to bag their yard waste and place the bags upon the public street immediately adjacent to the curb for pick up by the Streets Division. This limited exception shall solely apply during the calendar year of the completed public works project in an effort to allow the disturbed terraces to stabilize and revegetate. Bags placed in the street under this exception shall not be a violation of any other provision of this section.

d. Deposit yard waste or brush at any ~~Dane County-owned landfill or at any other~~ landfill or collection site located in the City ~~of Madison~~ unless that person is a resident of the City or otherwise authorized user of the site.

2. Permitted Yard Waste Disposal. It shall be lawful for any City ~~of Madison~~ resident or other lawfully authorized user to:

a. Deposit yard waste at any authorized City ~~of Madison~~ yard waste drop-off sites or any authorized compost sites while such authorized sites are open~~;~~.

b. Compost yard waste in accordance with Section 7.361~~;~~.

c. Deposit grass clippings, leaves and garden debris at curbside to be collected by the City during a fall and spring collection of yard waste.

3. Permitted Brush Disposal. It shall be lawful for any City ~~of Madison~~ resident or other lawfully authorized user to:

a. Deposit brush at any authorized ~~City of Madison~~ brush drop-off site while such authorized sites are open.

b. Deposit brush at curbside to be collected by the City according to the published brush collection schedule.

c. Deposit holiday trees at curbside to be collected by the City during the special January collection period.

4. Any solid waste containing yard waste in violation of this Subdivision ~~Section~~ shall be cause for the City's garbage collector to refuse to pick up such solid waste. ~~Owner Responsibility. Every owner or operator shall be responsible for maintaining all property under their control in accordance with the requirements of this subsection.~~

~~(d) Private refuse haulers shall not place recyclable newsprint which has been collected in separate containers into containers used for or containing garbage or other refuse, but shall maintain recyclable newsprint separately so as not to destroy its value for recycling.~~

(f) Large Item ~~Fee~~s.

~~(a)~~1. The Streets Division offers curbside large item collection pursuant to the City's Large Item Collection Policy.

~~(b)~~2. No large item shall be placed on any terrace or curbside for collection contrary to the City's Large Item Collection Policy. Every property owner shall be responsible for maintaining all of their property, along with the terrace area adjacent thereto, in accordance with this Subdivision ~~subsection~~. Fees for such large item collection shall be set by the Street Superintendent.

~~(c)~~3. The Street Superintendent shall cause all large items which have been placed at curbside or on the terrace of properties contrary to the City's Large Item Collection Policy to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(g) Electronic~~s~~ Waste.

~~(a)~~1. Wis. Stat. § 287.07(5) and § 287.17, and regulations and guidelines adopted by the Wisconsin Department of Natural Recourses, prohibit the disposal of certain electronic

waste~~, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones~~. Such items must be recycled and cannot be placed or kept on any terrace or curbside for collection by the City. Every owner shall be responsible for maintaining all their property in accordance with this subsection. Such electronic waste must be disposed of at an authorized recycling deposit site or in any other lawful manner, consistent with State law. No person shall deposit such recyclable materials at any authorized recycling center or deposit site while the site is closed. No electronic waste shall be deposited at an authorized public recycling site contrary to the City's Electronic Recycling Policy. Appropriate recycling fees for these items shall be set by the Street Superintendent.

~~(b)~~2. The Street Superintendent shall cause all electronic waste placed at curbside or on the terrace contrary to this Subsection to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

(h) Oil Filters and Oil Absorbent Materials. Pursuant to Wis. Stat. § 287.07(4m), and consistent with the definitions provided therein, no person may dispose of a used oil filter in a solid waste disposal facility. Oil absorbent materials containing waste oil may only be disposed of in a solid waste disposal facility if the waste oil has been drained so that no visible signs of free flowing oil remains in or on the oil absorbent materials, and the oil absorbent materials are not hazardous waste.

(~~10~~i) Fluorescent Lighting and Certain Items Containing Mercury. Any retailer that offers for sale fluorescent bulbs, fluorescent tubes or fluorescent lamps or thermostats, bulbs, tubes or lamps containing mercury must comply with the following requirements:

(~~a~~1) The retailer shall notify customers that these items cannot be accepted at Dane County owned landfills.

(~~b~~2) The retailer shall offer to accept these items, once used, from the customer. The retailer may require the customer to pay a reasonable recycling fee upon the return of these items.

(~~c~~3) The retailer shall recycle these items with a licensed recycler.

(~~d~~4) The retailer shall file a plan illustrating how the retailer will comply with this subsection. ~~This plan shall be filed with the City Recycling Coordinator within ninety (90) days of adoption of this ordinance.~~

~~(f) Plastic Bags.~~

~~1. Purpose. Each year, it is estimated that the average American uses 330 plastic bags. Hence, Madison residents will use approximately 74,794,500 plastic bags in 2009. Based upon national averages, only 0.6% of those bags (roughly 448,000) will be recycled, and the rest will eventually end up in the Dane County landfill or as sources of land and water based litter. Plastic bags are generally not biodegradable and instead rely upon photodegration to break down. This is problematic in landfills where light is not able to break down the plastic film, leading to an estimated five hundred (500) year breakdown period. Furthermore, while plastic bags will break down into smaller toxic parts when in water, these smaller parts can be harmful to fish, birds, amphibians, and other water based organisms. While plastic bags are generally not biodegradable, they can be recycled and used for durable~~

building and construction products, fencing and deck materials, and new plastic bags. In the Madison area, there is a market for the recycling of clean plastic bags, and many retailers who provide these bags offer recycling bins for use by customers. By banning the disposal of non-contaminated recyclable plastic bags, the City hopes to reduce the negative impacts on the environment associated with plastic bags to save space in the County landfill and protect our lands and waters from the negative impacts associated with plastic bags.

2. Definitions. For the purposes of this subdivision, the following definitions apply:

   a. Contaminated plastic bag means any plastic bag that has been in direct contact with, and remains soiled by, organic or non-organic materials. Plastic bags that contain any solid waste are contaminated for the purposes of this ordinance.

   b. Plastic bag shall mean any bag intended for the transportation, storage, or protection of goods that is made, in part, of plastic film. A plastic bag is not the same as a plastic container, as that term is used elsewhere in this subsection.

   c. Recyclable plastic bag means any plastic bag that is able to be recycled, or bundled for recycling purposes, in the Madison area, and includes all those types of plastic bags set forth by the Street Superintendent or designee.

3. Every person disposing, or attempting to dispose of non-contaminated recyclable plastic bags in the City of Madison shall separate such items from all other solid waste materials and not place them in containers for disposal with other refuse, garbage or recycling materials.

4. Non-contaminated recyclable plastic bags shall be separated and recycled in accordance with the rules, procedures and schedules specified by the Street Superintendent, or such items may be disposed of in any other lawful manner, including through merchant provided drop off locations. No person shall mix or permit the mixing of non-contaminated recyclable plastic bags with garbage or other solid waste in violation of such City rules, procedures or schedules.

5. Non-contaminated recyclable plastic bags subject to this provision, and capable of being recycled, include:

   a. Low density polyethylene bags (LDPE #4). These bags are made of plastic films with high clarity, and moderate stretch and strength characteristics. Such bags include thicker newspaper bags and bread bags.

   b. Linear low density polyethylene bags (LLDPE #4). These bags are made of plastic films with moderate clarity that are stretchy and have a slightly tacky feel. Such bags include clear and thin newspaper bags, as well as dry cleaning bags.

   c. Medium density polyethylene bags (MDPE #4). These bags are made of plastic films with moderate clarity, and poor stretch and strength characteristics. Such bags include consumer packaging bags such as toilet paper and paper towel packaging.

   d. High density polyethylene bags (HDPE #2). These bags are made of plastic films with some opacity, that are crinkly to the touch, have low stretch and high strength characteristics, and are easily torn. Such bags include most grocery bags and retail bags.

6. Enforcement. No enforcement of this subdivision by the City will occur until the Streets Superintendent establishes a City-sponsored recycling program for non-contaminated recyclable plastic bags; such program shall be approved by the Common Council by resolution no later than September 1, 2009.

(~~8~~6) Restrictions on Landfill Operations.

(~~e~~a) Landfill owners and operators shall not dispose of solid waste containing ~~the above-listed~~ recyclable materials in any landfill located in the City ~~of Madison~~ until said recyclable materials have been separated from the non-recyclable solid waste and properly disposed of for recycling.

(~~f~~b) No person shall deposit in any ~~Dane County-owned or other~~ landfill located in the City ~~of Madison~~ materials other than as authorized ~~herein~~ by this Section and as provided in Wis. Admin. Code ch. NR 544 and Wis. Stat. ch. ~~159~~287.

~~(a) Landfill owners and operators shall not dispose of newsprint or newspapers in the City of Madison with garbage or other refuse, but shall maintain recyclable newsprint separately so as not to destroy its value for recycling.~~

(~~b~~c) ~~On and after February 11, 1991, e~~Each municipality which desires to afford its residents, businesses, commercial, retail and governmental entities located within the municipality the opportunity to deposit in any landfill located within the City ~~of Madison~~ any solid waste which originates in or is generated, accumulated or collected in the municipality shall first adopt and provide an effective recycling program requiring landfill users located within the municipality to separate recyclable materials from all other solid waste, ~~newsprint, yard waste, office paper, waste oil, magazines, tires, lead-acid batteries, appliances, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass bottles and jars, High Density Polyethylene ("HDPE") and Polyethylene Terephthalate (PETE) plastic containers~~ and provide for the recycling of said items and provide for the safe disposal of all other solid waste.

(~~c~~d) ~~On and after February 11, 1991, n~~No landfill user shall deposit or cause to be deposited at any landfill located in the City ~~of Madison~~ any recyclable materials ~~newsprint, yard waste, office paper, waste oil, magazines, tires, lead-acid batteries, appliances, barrels and drum containers, corrugated cardboard, ferrous metal cans and containers, aluminum cans, glass bottles and jars, or HDPE and PETE plastic containers~~, unless such user is a municipality which has in place an effective recycling program approved by the ~~City of Madison Common Council~~ Wisconsin Department of Natural Resources or is an approved private waste hauler which certifies to the City ~~Common Council~~ that each of its customers has an effective recycling program approved by the Wisconsin Department of Natural Resources~~. The standards for determining whether a municipal or private program is effective shall be the same as those followed by the Dane County Board and its committees under Section 41.23 of the Dane County Solid Waste Management Ordinance.~~

~~(d) If the Dane County Board approves the temporary suspension of the requirements of said Section 41.23 as to certain separated items at all County-owned landfills, the suspension shall automatically apply to any other landfill located in the City of Madison. Nothing in this ordinance shall be construed to require another municipality to operate or contract for a solid waste collection system.~~

~~(11)~~

~~(12)~~

(~~13~~7) Penalty.

(a) Except as provided for in Subd. (b), a~~A~~ny person who violates ~~subsections (7), (9)(a—e) and (10) of Section 10.18~~ the requirements of this Section shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for ~~each~~ the first offense within twelve months, not less than one hundred dollars ($100) nor more than three hundred dollars ($300) for the second offense within twelve months, and not less than ~~one~~ two hundred and fifty dollars ($~~100~~250) nor more than five hundred dollars ($500) for the third and any subsequent violation within any twelve-month period. Each day of violation shall constitute a separate

offense. Any person violating Subsections (5)(c) to (5)(i)~~Sec. 10.18(7)~~, in addition to any forfeiture, shall be liable for the expense of the removal, testing or separation of any matter deposited contrary to the requirements of that provision~~s of this subsection~~.

~~(b) Any person who violates Section 10.18(8) shall be subject to a forfeiture of not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000) for each offense within a twelve-month period and not less than one thousand dollars ($1,000) nor more than five thousand dollars ($5,000) for any subsequent offense within a twelve-month period.~~

~~(c)~~

~~(d) Any person who violates Section 10.18(9)(f) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than five hundred dollars ($500) for each offense. (Cr. by ORD-09-00072, 5-8-09)~~

(eb) Any person who violates Subsections ~~(11) or (12)~~ (5)(f) and (5)(g) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for the first offense, not less than two hundred dollars ($200) nor more than five hundred dollars ($500) for the second offense, and not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000) for the third and any subsequent offense.

City of Madison

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Master

File Number: 92343

File ID:	92343	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/16/2026
File Name:	Private Water Uniform Installment Payment			**Final Action:**	

Title: Amending Section 4.08(1)(d) of the Madison General Ordinances to allow for longer installment payments of special assessments for customers of private water supply cooperatives.

Notes: 7040PrivateWaterUniformInstallment

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Doran Viste	**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	03/16/2026	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

Text of Legislative File 92343

Fiscal Note

The proposed resolution amends Section 4.08(1)(d) of the Madison General Ordiances to allow for longer periods for installment payments of special assessments for customers of private water supply cooperatives. Under the current ordiance, public improvement projects have a 30-year installment payment for the water portion of special assessments and a 15-year period for the remainder of the improvements. The proposed amendment simplifies the billing process for property owners and the City by allowing for a 30-year payment period for all special assessments. No appropriation is required.

Title

Amending Section 4.08(1)(d) of the Madison General Ordinances to allow for longer installment payments of special assessments for customers of private water supply cooperatives.

Body

DRAFTER'S ANALYSIS: This ordinance amendment updates the special assessment installment language, allowing all assessable project costs (street and sanitary) associated with

a water main project to serve properties provided water service by a private water cooperative to be collected in 30-installment periods. Without this amendment, the same public improvement project would have two maximum collection periods, a 30-year period for the water portion and a 15-year portion for the rest of the improvements. By allowing a 30-year period for the entire project, the City's assessment finalization and billing process will be simplified, both for the City and the property owners.

****

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

1. Subdivision (d) of Subsection (1) of Section 4.08 entitled "Special Assessments-Payment in Installments" of the Madison General Ordinances is amended as follows:

"(d) Thirty (30), where the special assessments are being levied to fund a water main to serve properties provided private water service by a private water supply cooperative, as defined in Sec. 13.07(2)(b)8, including any other special assessments for public improvements being constructed in coordination with the water main."

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File Number: 92344

File ID:	92344	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/16/2026
File Name:	Fairground Accessory Use			**Final Action:**	

Title: Amending various sections of Chapter 28 of the Madison General Ordinances to add “Fairground” as an accessory use.

Notes: 7084FairgroundUse

Sponsors:	Derek Field And John P. Guequierre	**Effective Date:**	
Attachments:	92344 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	03/16/2026	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission Public Hearing (4/27/26), Common Council (5/5/26)

Text of Legislative File 92344

Fiscal Note
No City appropriation required.

Title
Amending various sections of Chapter 28 of the Madison General Ordinances to add “Fairground” as an accessory use.

Body
DRAFTER’S ANALYSIS: This proposed ordinance amends the zoning code (MGO Chapter 28) to include a new accessory use, “fairground,” along with a companion supplemental regulation and definition. Fairgrounds are defined as an outdoor area on government-owned property used for events such as fairs, carnivals, exhibitions, agricultural and animal shows, commercial expositions and trade shows, concerts, sporting events or other similar events. Fairgrounds are intended for flexible use, including for automobile parking, trailer parking and storage, tents and other temporary structures, amusement rides, carnivals, stages and concession stands. The proposed ordinance would allow them as a permitted use in the Parks and Recreation (PR) District only and include supplemental regulations where, among other

requirements, they would only be allowed in areas designated for that use on an approved site plan.

****

Please see Legistar File No. 92344 Body in Attachments.

Legistar File No. 92344 Body

DRAFTER'S ANALYSIS: This proposed ordinance amends the zoning code (MGO Chapter 28) to include a new accessory use, "fairground," along with a companion supplemental regulation and definition. Fairgrounds are defined as an outdoor area on government-owned property used for events such as fairs, carnivals, exhibitions, agricultural and animal shows, commercial expositions and trade shows, concerts, sporting events or other similar events. Fairgrounds are intended for flexible use, including for automobile parking, trailer parking and storage, tents and other temporary structures, amusement rides, carnivals, stages and concession stands. The proposed ordinance would allow them as a permitted use in the Parks and Recreation (PR) District only and include supplemental regulations where, among other requirements, they would only be allowed in areas designated for that use on an approved site plan.

****

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

1. 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
Accessory Uses and Structures							
Emergency electric generator	P	C	C	C	P		Y
<u>Fairground</u>				<u>P</u>			<u>Y</u>
General retail	P				P"		

2. Section 28.151 entitled "Supplemental Regulations" of the Madison General Ordinances is amended as follows:

"<u>Fairground</u>.

(a) Fairgrounds shall be allowed only in areas designated for the use on the approved site plan.

(b) Interior surface parking lot landscaping under MGO Sec.28.142(6) shall not be required within a fairground.

(c) Development frontage landscaping as required in MGO Sec. 28.142(5) shall be provided along the entire perimeter of a fairground. In cases where this landscaping cannot be provided due to site constraints, the Zoning Administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

(d) Fairgrounds shall be setback a minimum twenty-five (25) feet from any adjacent residential district."

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

"Fairground. An outdoor area on government-owned property used for events such as fairs, carnivals, exhibitions, agricultural and animal shows, commercial expositions and trade shows, concerts, sporting events or other similar events. Fairgrounds are intended for flexible use, including for automobile parking, trailer parking and storage, tents and other temporary structures, amusement rides, carnivals, stages and concession stands. May include temporary overnight stays by participants in onsite events, whether staying in campers, motorhomes, camping trailers, or tents."

City of Madison

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Master

File Number: 92348

File ID:	92348	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Pulley Drive Rezone			**Final Action:**	

Title: Creating Section 28.022-00750 of the Madison General Ordinances to change the zoning of property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District. (District 3)

Notes: 7041PulleyDriveRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	822 Pulley Drive.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	03/17/2026	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission Public Hearing (4/27/26), Common Council (5/5/26)

Text of Legislative File 92348

Fiscal Note
No City appropriation required.
Title
Creating Section 28.022-00750 of the Madison General Ordinances to change the zoning of property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District. (District 3)
Body
DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District to facilitate division of the property into two lots.

****

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

1. Map Amendment 00750 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00750. The following described property is hereby rezoned to SR-C2 (Suburban Residential-Consistent 2) District.

Lot 69, First Addition to Burke Heights, City of Madison, Dane County, Wisconsin. Said described area contains 15,098 square feet (0.35 acres), more or less."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X
Repeal: _____
Creation: _____

Please draft the following ordinance:

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

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

See Attachment(s): ____

Date to be Presented: 24 March 2026

Referral(s): Plan Commission: 27 April 2026; Common Council: 5 May 2026

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: _____

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

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

Rezone following property:

Address 822 Pulley Drive Alder District 3

From SR-C1 District To SR-C2 District

Proposed Use: Rezone to facilitate division of property into two lots

By Direction Of: _____ Date: 17 March 2026

Meagan Tuttle, Director Planning Division

City of Madison

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Madison, WI 53703
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Master

File Number: 92386

File ID:	92386	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	03/19/2026
File Name:	Report Requirements OIM PCOB			**Final Action:**	

Title: Amending Subsections 5.19(6) and (8) and creating Subsection 5.20(11) of the Madison General Ordinances to add public reporting requirements for the Office of the Independent Monitor and Police Civilian Oversight Board.

Notes: 7042IndependentMonitorReport

Sponsors:	MGR Govindarajan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Michael Haas	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2026	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Police Civilian Oversight Board (3/25/26), Common Council (4/21/26)

Text of Legislative File 92386

Fiscal Note

No City appropriation required.

Title

Amending Subsections 5.19(6) and (8) and creating Subsection 5.20(11) of the Madison General Ordinances to add public reporting requirements for the Office of the Independent Monitor and Police Civilian Oversight Board.

Body

DRAFTER'S ANALYSIS: This ordinance revises several sections of the ordinances related to the work of the Office of the Independent Police Monitor (OIM) and the Police Civilian Oversight Board (PCOB). The ordinance clarifies that the OIM, while independent in its responsibilities and authority to conduct investigations and make recommendations, is subject to City procedures and policies as are other City agencies. The ordinance also clarifies the OIM's use of legal counsel and adds subjects to be addressed in the OIM's quarterly reports and the PCOB's annual report.

****

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

1. Subsection (6) entitled "Independence of the Monitor" of Section 5.19 entitled "Office of the Independent Police Monitor" of the Madison General Ordinances is amended as follows:

"(6) Independence of the Monitor.

(a) Independent from MPD. The OIM shall in all respects remain sufficiently independent from the MPD in order to prevent the OIM and the MPD from becoming so closely aligned that the OIM cannot effectively fulfill its duties. For example, at a minimum, the OIM shall not be physically located in the same office as MPD management, officers, or other personnel.

(b) Independent from City Staff and Officials. No City employee or official shall attempt to use their political or administrative position to unduly influence or undermine the independence of the Monitor or any employee of the OIM in the performance of their duties and responsibilities as set forth in this Ordinance.

(c) Administrative Structural and Legal Compliance. While the OIM shall maintain independence in carrying out its duties, including investigations, findings, and recommendations, the OIM shall operate within the administrative structure of the City of Madison for purposes including, but not limited to, hiring of staff other than the Independent Monitor, contracting, budgeting, use of technology, and procurement. Nothing in this subsection shall be construed to alter the recruitment, appointment or confirmation process for the Independent Monitor as set forth in this section. The OIM shall comply with all applicable federal and state laws, city ordinances, and Administrative Procedure Memoranda (APMs).

(d) Legal Counsel. The Monitor may retain independent legal counsel to assist the OIM with investigations, oversight activities, and representation related to police oversight cases within the OIM's jurisdiction pursuant to sub (7)(l). The Monitor may also assign outside counsel to complainants as provided in sub. (7)(b)(4). For all other legal matters involving the operations of the OIM as a City agency, including but not limited to compliance with public records laws, open meetings laws, employment matters, and general administrative functions, the OIM shall utilize the Office of the City Attorney."

2. Section (8) entitled "Public Reporting" of Section 5.19 entitled "Office of the Independent Police Monitor" of the Madison General Ordinances is amended as follows:

"(8) Public Reporting. One of the key components of the OIM is its duty to develop and issue independent reports and recommendations to the Police Civilian Oversight Board, Mayor, Common Council, and community. Accordingly, the OIM ~~is authorized to~~ shall issue the following public reports.

(a) Annual Public Report. The OIM shall submit an Annual Public Report ("Annual Report") to the Mayor and Common Council for its consideration by March 15. At a minimum, the Annual Report shall:

1. Set forth the work of the OIM during the prior calendar year;
2. Identify trends regarding complaints, investigations, and discipline of MPD personnel, including, but without identifying specific persons, information regarding personnel who were the subject of multiple complaints, complainants who filed multiple complaints, and issues that were raised by multiple complaints;

3. Make recommendations regarding the sufficiency of investigations and the appropriateness of disciplinary actions, if any, and changes to policies, rules, and training;
4. Provide other pattern and practice analysis as needed; and
5. Assess the MPD's progress in complying with its own SOPs, governing laws, and lawful orders from the Mayor or Common Council, including compliance with or progress toward meeting any recommendations or directives emanating from the work of the Ad Hoc Committee to Review the MPD's Policies and Procedures and the OIR Report, to the extent they are adopted and approved by the Common Council, as well as the MPD's own stated goals and mission statement.

(b) Quarterly Public Reports. In addition to the Annual Public Report required under sub. (a), and for the purpose of providing regular, concise updates on the activities, performance, and progress of the OIM, the OIM shall submit quarterly public reports to the Mayor and to the Common Council for its consideration. The first quarterly report of each calendar year shall serve as the Annual Public Report required under sub. (a). The OIM shall submit three additional quarterly reports covering the remaining quarters of the calendar year. Each quarterly report shall, at minimum, include:

1. The number of complaints received, categorized by type and severity;
2. The number of cases opened, closed, and pending, including the total number of cases in backlog;
3. The average and median time for case resolution;
4. A summary of case outcomes, including findings issued and any recommendations for discipline;
5. The status of recommendations made by the OIM, including whether such recommendations have been implemented, are pending, or have been declined;
6. A summary of any policy recommendations issued during the reporting period; and
7. Staffing levels, vacancies, and any operational capacity constraints affecting the work of the OIM.

(~~b~~ c) Ongoing Public Status Reports. In addition to submitting the annual report, the OIM shall maintain an ongoing status report, which shall be available to the public and which shall include, among other things, patterns relating to complaints and recommendations regarding the sufficiency of investigations, determinations as to whether department rules and policies have been violated, and the appropriateness of disciplinary sanctions, if any.

(~~c~~ d) Additional Public Reports. The OIM, as determined within the discretion of the Monitor or as requested by the Board or the Executive Subcommittee of the Board, may publish additional public reports throughout the year about matters within the duties of the OIM."

3. Subdivision (f) entitled "Annual Public Report" of Subsection (9) entitled "Powers and Duties" of Section 5.20 entitled "Police Civilian Oversight Board" of the Madison General Ordinances is amended as follows:

"(f) Annual Public Report. The Board shall furnish an Annual Public Report ("Annual Report") to the Mayor and Common Council ~~regarding~~ for its consideration no later than March 15 of each year. The report shall, at a minimum, summarize the Board's assessment of the work of the monitor's office including the timeliness,

effectiveness and responsiveness of the OIM in carrying out its duties; the Board's activities during the preceding year including the number of Board and committee meetings and member attendance at meetings; the Board's compliance with the training requirements set forth in sub. (4), including trainings provided, member participation and completion, and any identified gaps or needs for additional trainings; community engagement efforts and concerns expressed by community members; the Board's assessment of the MPD investigative and disciplinary processes; the Board's annual evaluation of the Chief of Police, excluding any confidential personnel information, recommendations for ways that MPD can improve its relationships with the community; and recommendations for policy, budget or ordinance changes related to oversight, public safety, and police department policies, rules, hiring, training, and the complaint process."

City of Madison

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File Number: 92238

File ID:	92238	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/04/2026
File Name:	CSM - 1111-1135 Regent St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/04/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (4/13/26), Common Council (4/21/26)

Text of Legislative File 92238

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 Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

Body
WHEREAS a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 1/30/26 10:58 a.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 9185
Madison, WI 53701-9185
(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: New World Investment LLC Representative, if any: Terry Leung
Street address: 2 S. Mills St. City/State/Zip: Madison, WI 53715
Telephone: 608-358-2233 Email: [redacted]

Firm Preparing Survey: The Sigma Group Contact: Christopher Carr
Street address: 1300 W Canal St City/State/Zip: Milwaukee, WI 53233
Telephone: 414-643-4163 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 2 S. Mills St., Madison, WI 53715
Tax Parcel Number(s): 070922401016
Zoning District(s) of Proposed Lots: TSS School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.84
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.84

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

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City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

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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: D Hogan LLC Representative, if any: _____

Street address: 1020 Regent St, 2nd Floor City/State/Zip: Madison, WI 53715

Telephone: 608-308-2510 Emai [redacted]

Firm Preparing Survey: The Sigma Group Contact: Christopher Carr

Street address: 1300 W Canal St City/State/Zip: Milwaukee, WI 53233

Telephone: 414-643-4163 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1111 Regent St., Madison, WI 53715

Tax Parcel Number(s): 070922401032

Zoning District(s) of Proposed Lots: TSS School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.84
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.84

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

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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: Choles Family Trust Representative, if any: _____

Street address: 1135 Regent St. City/State/Zip: Madison WI 53715

Telephone: 608-576-6866 Email: _____

Firm Preparing Survey: The Sigma Group Contact: Christopher Carr

Street address: 1300 W Canal St City/State/Zip: Milwaukee, WI 53233

Telephone: 414-643-4163 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1135 Regent St., Madison WI 53715

Tax Parcel Number(s): 070922401058

Zoning District(s) of Proposed Lots: TSS School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

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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		0.84

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Joe Patrick Signature: 

Date: 1/28/26 Interest In Property On This Date: Peerless Development has site control with owners

February 2, 2026

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 - CSM Submittal
2 S Mills Street / 1111-1135 Regent St.
KBA Project #2512

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:
Peerless Development
105 S York St, Ste. 350
Elmhurst, IL 60126
(773) 562-2485
Contact: Joeseph Patrick
Email: jpatrick@peerlessdev.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: kburow@knothebruce.com

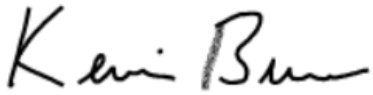
Engineer:
The Sigma Group Inc.
3510 Parmenter St, Ste 100
Middleton, WI 53562
(414) 643-4163
Contact: Christopher Carr
Email: ccarr@thesigmagroup.com

Project Description:
This proposed multi-use residential development involves the redevelopment of 2 S Mills Street and 1111-1135 Regent Street located on south side of Regent Street between S Mills and S Charter Streets. Located near the University of Wisconsin Madison, the site is currently occupied by a restaurant, a parking lot, and a floral shop. This application requests permission for the removal of the existing buildings for the development of a new 6-story mixed-use building. The development will include 113 apartment units, underground parking, and 1300 SF of commercial space. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment. This CSM is required in order to combine these three parcels for this new development.

Project Schedule:
It is anticipated that construction will start in the fall of 2026 and be completed in summer of 2028.

Thank you for your time and consideration of our proposal.

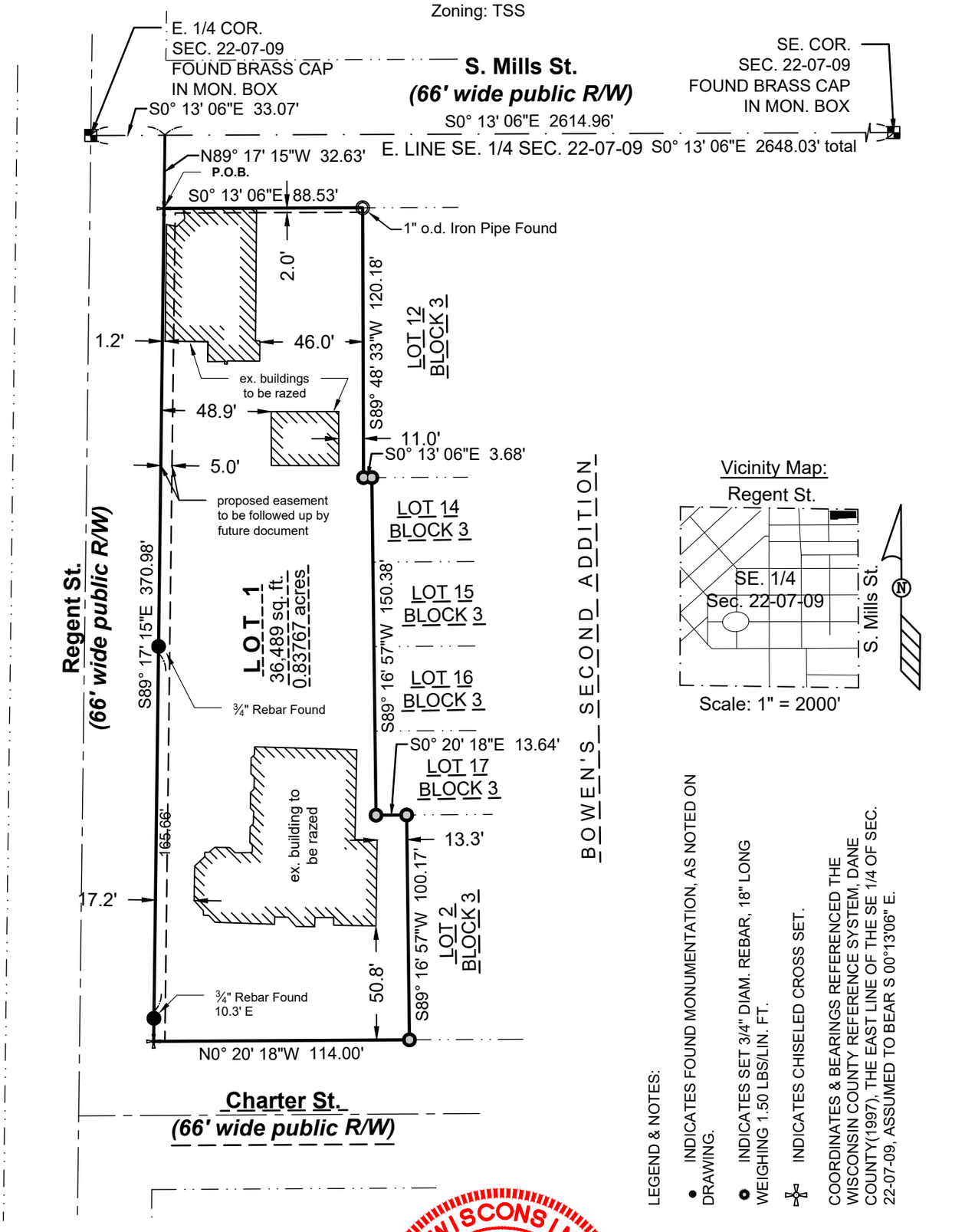
Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

CERTIFIED SURVEY MAP NO._____

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.
Address: 1113 & 1111 Regent St., 2 S. Mills St., Madison WI.
Parcel Number: 070922401058, 070922401032 & 070922401016
Zoning: TSS



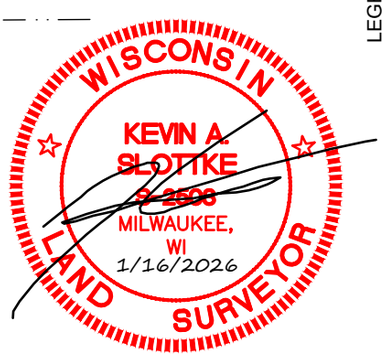
Vicinity Map:

Scale: 1" = 2000'

LEGEND & NOTES:

- ● INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
- ○ INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.
- ✛ INDICATES CHISELED CROSS SET.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN COUNTY REFERENCE SYSTEM, DANE COUNTY(1997), THE EAST LINE OF THE SE 1/4 OF SEC. 22-07-09, ASSUMED TO BEAR S 00°13'06" E.



GRAPHIC SCALE

0 60' 120'

Prepared for:
Peerless Development
105 S. York Street, Suite 350
Elm hurst, IL 60126

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER: 24192 DRAFTED BY: NGC

CERTIFIED SURVEY MAP NO._____

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

LEGAL DESCRIPTION

All of Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence South 00°13'06" East along the East Line of the Southeast quarter of said section, 33.07 feet; thence North 89°17'15" West 32.63 feet to the west right-of-way line of South Mills Street and to the point of beginning of this description; thence South 00°13'06" East along said west line, 88.53 feet to the north line of Lot 12 of Block 3 of Bowen's Second Addition; thence South 89°48'33" West along said north line of said Lot 12, 120.18 feet; thence South 00°13'06" East along the west line of said Lot 12, 3.68 feet to the north line of Lots 14 through 17 of Block 3 of said Bowen's Second Addition; thence South 89°16'57" West along the north line of said Lots 14 through 17, 150.38 feet to the west line of Lot 17; thence South 00°20'18" East along said west line of Lot 17, 13.64 feet to the north line of Lot 2 of Block 3 of said Bowen's Second Addition; thence South 89°16'57" West along said north line of Lot 2, 100.17 feet to the east right-of-way line of Charter Street; thence North 00°20'18" West along said east line of Charter Street, 114.00 feet to the south right-of-way line of Regent Street; thence South 89°17'15" East along said south line of Regent Street, 370.98 feet to the west right-of-way line of South Mills Street and to the point of beginning of this description.

Said Parcel contains 36,489 square feet or 0.83767 more or less.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor S-2503, do hereby certify that by direction of Peerless Developement, OWNER, of said lands, I have surveyed, divided, mapped and dedicated 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 Statures and the Subdivision Regulations of the City of Madison, Dane County, State of Wisconsin:

_____

Kevin A. Slottke S-2503



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER: 24192 DRAFTED BY: NGC

CERTIFIED SURVEY MAP NO._____

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

OWNER'S CERTIFICATE

Peerless Development, company in the State of Wisconsin, as the Owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. Said owner further certifies that this Certified Survey Map is required by s.236.34, Wisconsin Statues to be submitted to the City of Madison for approval.

In WITNESS whereof, the said hand and seal of said OWNER on this _____ day of _____, 20_____.

_____
Owner

STATE OF WISCONSIN) ss

DANE COUNTY)

PERSONALLY came before me on this _____ day of _____, 20_____ the above named Peerless Development, a Company in the State of Wisconsin, Owner, to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____
Notary Signature

_____
Notary Public Name

Commission expires _____



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER: 24192 DRAFTED BY: NGC

CERTIFIED SURVEY MAP NO._____

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ _____
Matthew Wachter, Secretary of the Plan Commission Date

CITY OF MADISON COMMON COUNCIL APPROVAL:

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____

_____
Lydia A. McComas, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE

Office of the Register of Deeds
Dane County, Wisconsin

Received for recording _____, 20_____, at _____ o'clock __M, and

recorded in Volume _____ of CSMs on page(s) _____, Document No. _____, CSM No. _____

_____
Kristi Chlebowski, Register of Deeds



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER: 24192 DRAFTED BY: NGC

City of Madison

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

Master

File Number: 92239

File ID:	92239	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/04/2026
File Name:	CSM - 822 Pulley Dr			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Werth Company, LLC located at 822 Pulley Drive (District 3).

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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/04/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (4/27/26), Common Council (5/5/26)

Text of Legislative File 92239

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 Werth Company, LLC located at 822 Pulley Drive (District 3).

Body
WHEREAS a Certified Survey Map of property owned by Werth Company, LLC located at 822 Pulley 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.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: WERTH COMPANY LLC Representative, if any: GREG WERTH
Street address: 1210 TROY DRIVE City/State/Zip: Madison, WI 53704
Telephone: (920) 584-0056 Email: [redacted]n

Firm Preparing Survey: Isthmus Surveying LLC Contact: Paul Spetz
Street address: 450 N Baldwin Street City/State/Zip: Madison, WI 53703
Telephone: 608-209-0302 Email: [redacted]t

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: 822 PULLEY DRIVE
Tax Parcel Number(s): 081034302117
Zoning District(s) of Proposed Lots: Rezone to SR-C2 School District: MMSD

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		0.19
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		0.19

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Paul Spetz Signature:

Date: March 1, 2026 Interest In Property On This Date: Surveyor/Rep

March 1st, 2026

Letter of Intent – Zoning Map Amendment
Property: 822 Pulley Drive, Madison, WI

The purpose of this request is to rezone the current parcel, in order to create 2 lots by use of a Certified Survey Map.

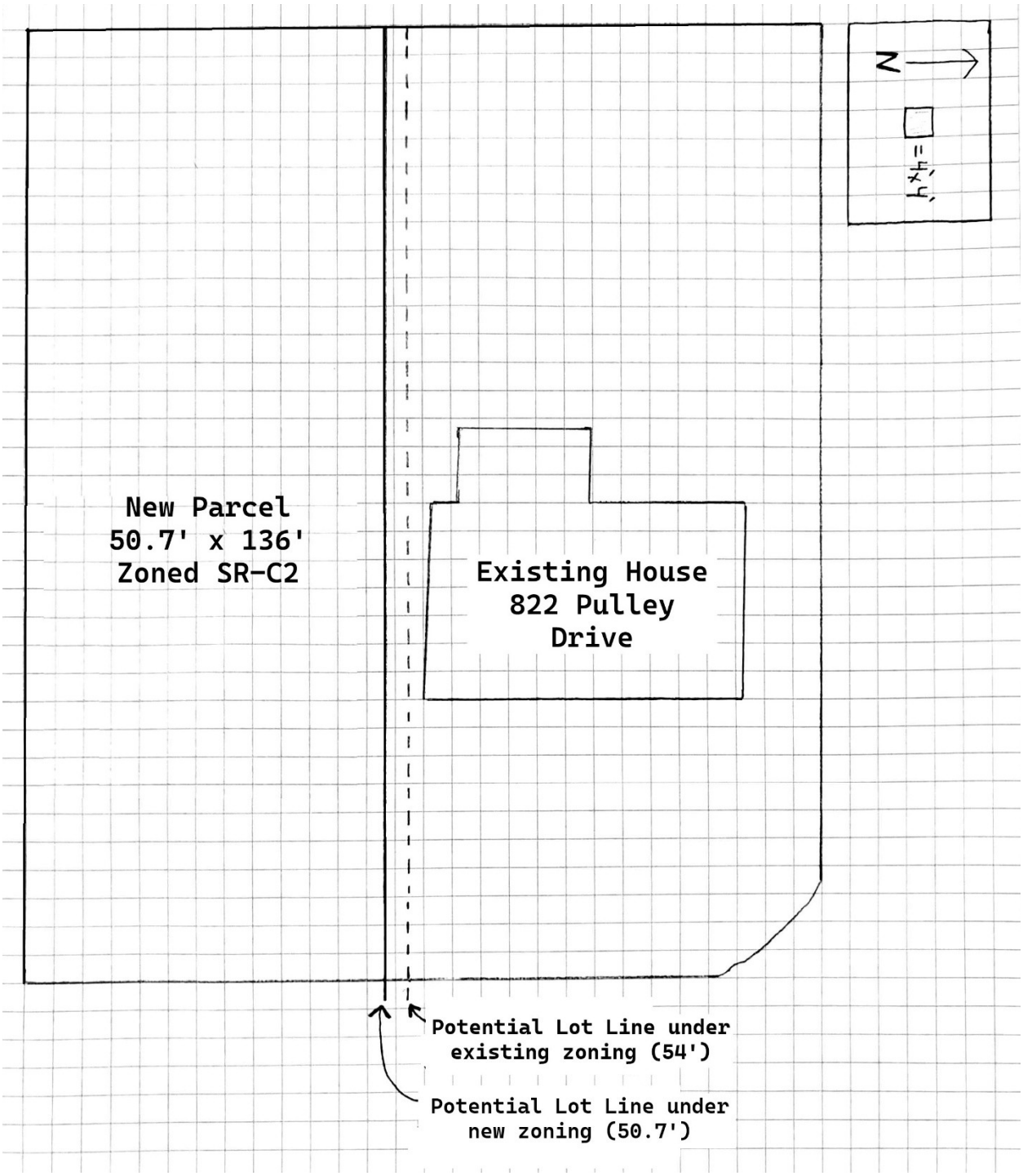
The parcel is already considered to be a double lot under its current zoning (SR-C1). Minimum lot width is currently 54', and parcel is 112' wide. However, because of the placement of the existing dwelling on the lot, the front portion of the house projects into what would be the side yard setback of a lot division under the current zoning.

The requested zoning (SR-C2) would have the same setback requirements, lot coverage maximums, and height restrictions as the existing. The only difference that would apply to this request would be the lot width requirements, which will allow me to create a ~50.7' wide lot, as opposed to the minimum 54' wide lot allowed under current zoning.

This leaves room to build a house similar in stature and character as the rest of the neighborhood, without having to remove the southern portion of my home at 822 Pulley Drive. Besides being ~3.3 feet narrower than what is currently allowed, the new parcel would meet every other requirement that exists within the current zoning rules.

	SR-C1 Requirements (Current Zoning)	**SR-C2 Requirements (Requested Zoning)**	**Proposed Parcel Information**
Lot Area	6,000 Square Feet	5,000 Square Feet	**~6,895 Sq Ft**
Lot Width	54-55 Feet	50 Feet	**50.7 Feet**
Front Yard Setback	30 Feet	30 Feet	**30 Feet**
Side Yard Setback	6 Feet	6 Feet	**6 Feet**
Reversed Corner Yard Setback	15 Feet	15 Feet	**15 Feet**
Rear Yard Setback	Lesser of 30% or 30'	Lesser of 30% or 30'	**> 30'**
Maximum Height	2 Stories / 35 Feet	2 Stories / 35 Feet	**< 35'**
Maximum Lot Coverage	N/A	N/A	**N/A**

Table Adapted from Ch 28 Zoning Code



Drawing is for illustrative purposes only

CERTIFIED SURVEY MAP

Located in:

Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin

LEGEND

- IRON PIPE FOUND (1.25" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY ZONE NAD 83(97) THE NORTH LINE OF THE SW 1/4 OF SECTION 22, T7N, R9E, BEARS S 89°14'26" E

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the stone siding.

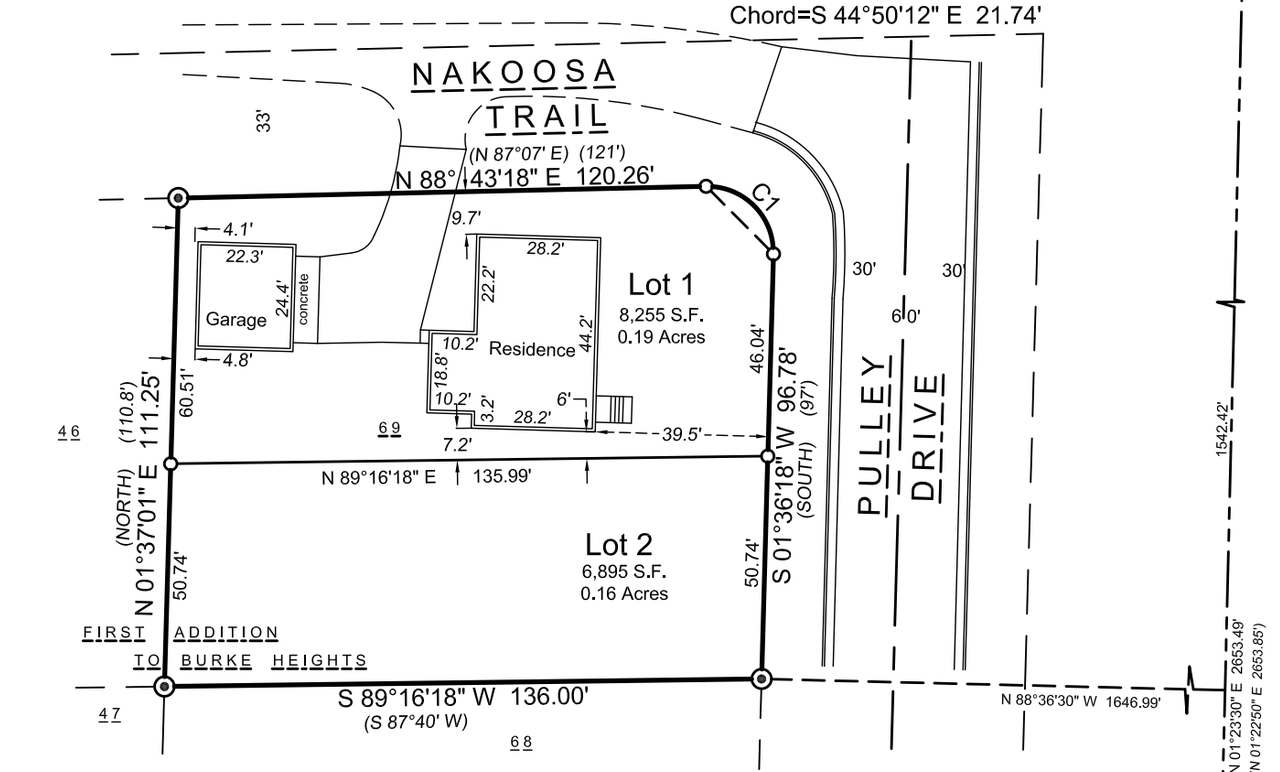
This C.S.M. Contains
15,150 S.F.
0.35 Acres

Curve 1
Arc Length=24.32'
Radius=15.00'
Delta Angle=92°53'00"
Chord=S 44°50'12" E 21.74'

Center of Section 34, T8N, R10E
Found Brass capped Monument
N:497146.814' *(497146.900')*
E:844698.167' *(844697.990')*

NOTE: all PLSS witness monuments were found and verified. A-E 7.08(1)(c)

40' 0' 40'



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

South $\frac{1}{4}$ Corner of Section 34, T8N, R10E
Found 1.25" Solid Iron Rod
N:494494.100' *(494493.82')*
E:844633.725' *(844634.05')*

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
THE WERTH COMPANY LLC
1210 TROY DRIVE
MADISON, WI 53704

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

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SHEET 1 OF 3

CERTIFIED SURVEY MAP

Located in:
Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin

Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Greg Werth, Authorized member of the Werth Company, LLC, owner of said land, I have surveyed, divided, and mapped the following parcel of land:

Legal description:

Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the South $\frac{1}{4}$ of said Section 34, thence N 01°23'30" E, along the North-South $\frac{1}{4}$ Section line, 1111.07 feet;
thence N 88°36'30" W, along a random line, 1646.99 feet to the Southeast platted boundary corner of said Lot 69, First Addition to Burke Heights, said point also the point of beginning of this description;
thence S 89°16'18" W, along the southerly platted boundary line of said Lot 69, 136.00 feet;
thence N 01°37'01" E, along the westerly platted boundary line of said Lot 69, 111.25 feet;
thence N 88°43'18" E, along the northerly platted boundary line of said Lot 69, said line also being the southerly right-of-way line of Nakoosa Trail, 120.26 feet to a point of curvature;
thence 25.32 feet along said boundary line and right-of-way line along an arc as it transitions to Pulley Drive, of a 15 foot radius curve to the right, with a chord of S 44°50'12" E, 21.74 feet, and a delta angle of 92°53'00";
thence S 01°36'18" W, along the easterly platted boundary line of said Lot 69 and westerly right-of-way line of Pulley Drive, 96.78 feet to the point of beginning,

This description contains an area of 15,150 Square Feet or 0.35 Acres

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____day of _____, 2026.

_____
Paul A. Spetz, S 2525

CORPORATE OWNERS CERTIFICATE:

GREG WERTH, OF THE WERTH COMPANY LLC , A LLC DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID LLC FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GREG WERTH, OF THE WERTH COMPANY LLC,HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____ 2026.

By: _____,
Greg Werth, of The Werth Company LLC

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named Greg Werth, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

_____
Notary Public, State of Wisconsin

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

Located in:
Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____File I.D. Number _____, adopted on the _____ day of , 2026, and that said resolution 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 _____, 2026.

_____
Lydia McComas, Clerk of the 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.

Signed: _____
Matthew Wachter, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2026, at _____ o'clock . m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages , as Document Number _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

City of Madison

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

Master

File Number: 92337

File ID:	92337	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/13/2026
File Name:	Authorizing a five-year agreement with Dane County Emergency Management for the management of EMS medication and supply vending machines at local hospitals. (Citywide)			**Final Action:**	

Title: Authorizing a five-year agreement with Dane County Emergency Management for the management of EMS medication and supply vending machines at local hospitals. (Citywide)

Notes:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	03/13/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92337

Fiscal Note

The proposed resolution authorizes a five-year agreement with Dane County Emergency Management to compensate the Madison Fire Department (MFD) for servicing the medication and supply vending machines at local hospitals. The machines are owned by the County but MFD has managed the ordering of medications and supplies, stocking inventory, and servicing the machines for the County since May 2021. Dane County Emergency Management pays for the medication and supply orders and MFD reimburses the County for the cost of medications and supplies that MFD uses from the vending machines. Funding for the supplies used by MFD is included in MFD's Adopted Operating Budget. Under the terms of the agreement, the County will pay the City annually, with an increase of 5% each year to compensate for MFD staff time for ordering medications and supplies, stocking inventory, and servicing the machines. The

County will pay $18,233 in 2026; $19,144 in 2027; $20,101 in 2028; $21,107 in 2029; and $22,162 in 2030. Payments for years 2027 through 2030 will be requested in future MFD operating budget requests. No additional appropriation is required.

Title

Authorizing a five-year agreement with Dane County Emergency Management for the management of EMS medication and supply vending machines at local hospitals. (Citywide)

Body

WHEREAS, the Madison Fire Department has long utilized medication and supply vending machines located at each of the area hospitals, so staff can efficiently re-supply units after transporting a patient, and

WHEREAS, Dane County Emergency Management purchased the medication and supply vending machines from the Madison Fire Department (MFD) in August 2020 with the goal of expanding the vending machine utilization to other Dane County EMS providers, and

WHEREAS, Dane County Emergency Management is unable to devote staff to manage the vending machines and MFD has the ability to procure supplies and medications, stock inventory, and service the machines, and

WHEREAS, Dane County Emergency Management entered into a five-year agreement, through 2025, with the City of Madison for the management of the vending machines;

WHEREAS, Dane County Emergency Management pays for the medication and supply orders and MFD reimburses the County for the cost of medications and supplies that MFD uses from the vending machines, estimated to be up to $120,500 annually, and

WHEREAS, for the calendar years 2026, 2027, 2028, 2029 and 2030 the County shall pay the City an annual sum of $18,232.60, $19,144.23, $20,101.44, $21,106.51, and $22,161.84 respectively for compensation of staff time to execute the program; and

WHEREAS, to formalize this arrangement the County and City drafted a purchase of services agreement, and

WHEREAS, MGO 4.26 requires the Common Council to approve service agreements that average more than $100,000 per year, and

WHEREAS, MGO 4.26 also requires a contract for up to five years to be authorized by the Common Council, and this agreement has a duration of five years;

NOW, THEREFORE, BE IT RESOLVED, that the City approve the agreement with Dane County for the medication and supply vending machine program;

BE IT FURTHER RESOLVED, that the Mayor and Clerk are authorized to execute the agreement.

City of Madison

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

Master

File Number: 92347

File ID:	92347	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	2026 BID Contract			**Final Action:**	

Title: Authorizing a $56,000 contract with Madison's Central Business Improvement District (BID) and/or its fiscal sponsor to fund the continuation of the Downtown Activities Program focused on existing plazas around the Capitol Square and State Street (District 2, District 4 and District 8)

Notes:

Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Saran Ouk, Office of Business Resources Manager	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92347

Fiscal Note

The proposed resolution authorizes an agreement between the City of Madison and Madison's Central Business Improvement District (BID) and/or its fiscal sponsor for programming at locations on State Street and the Capitol Square. The Economic Development Division's 2026 Adopted Operating Budget includes $56,000 to support downtown programming (Munis account #63500-54810-00000). No additional City appropriation is required.

Title

Authorizing a $56,000 contract with Madison's Central Business Improvement District (BID) and/or its fiscal sponsor to fund the continuation of the Downtown Activities Program focused on existing plazas around the Capitol Square and State Street (District 2, District 4 and District 8)

Body

WHEREAS, the City of Madison and Madison's Central Business Improvement District (BID) have been partners in implementing a successful placemaking and activities programming at the Top of State Street and other public spaces throughout the Downtown during each summer since 2015; and,

WHEREAS, this partnership has created the "Summer in Your City" program that includes, but is not limited to the popular programs such as "Kids Create at the Top of State", "Summer in Your City Café" and the "Madison Night Market", among other activities; and,

WHEREAS, the City would like the BID to continue programming activities to the extent possible at the "Top of State" as well as other public open spaces and plazas along State Street and the Capitol Square, including, but not limited to, Rotary Plaza, Lisa Link Peace Park, North Frances Plaza, and the intersection of State Street Mall and the Library Mall; and,

WHEREAS, the Common Council included funding in the 2026 Operating Budget that $56,000 should be directed towards continued programming of these spaces downtown.

NOW THEREFORE BE IT RESOLVED, that Madison's Central Business Improvement District, working with cultural partners such as the Madison Public Library, Wisconsin History Museum, Overture and others, will develop programming and placemaking efforts to activate park, plazas and other public spaces along State Street and the Capitol Square as described above, throughout the summer and into fall of 2026.

BE IT FINALLY RESOLVED, that the Common Council authorizes the Mayor and City Clerk to enter into a contract for up to $56,000 between the City of Madison and Madison's Central Business Improvement District or its fiscal sponsor with terms as approved by the Department of Planning and Community and Economic Development Director and City Attorney, to administer the 2026 Downtown Activities Program.

City of Madison

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

Master

File Number: 92349

File ID:	92349	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	5030 - 1st Amendment to CCATT LLC Telecomm License			**Final Action:**	

Title: Authorizing the execution of a First Amendment to License with CCATT LLC, a Delaware limited liability company, for the installation of telecommunications equipment at Breese Stevens Field located at 917 E. Mifflin Street. (District 6)

Notes:

Sponsors:	Davy Mayer	**Effective Date:**	
Attachments:	Exhibit A.pdf, Exhibit B.pdf, Exhibit C.pdf	**Enactment Number:**	
Author:	Lance Vest, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Park Commissioners (4/15/26), Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92349

Fiscal Note

The proposed resolution authorizes a first amendment to the contract with CCATT LLC for the installation of telecommunications equipment at Breese Stevens Field. Under the terms of the amendment, the Parks Division shall receive $40,500 per year, subject to a 3% annual escalator. The amendment extends the agreement for one five-year renewal term with two options for a second and third five-year renewal extension under the same terms. The City's contractor, Terabonne, Inc. (DBA Bella Ranch) will receive 10% of the payments ($4,500), subject to the same annual 3% escalator, detailed in the License Fee Schedule in attached Exhibit A. Revenues form this license agreement will be deposited in the Parks Division's Adopted Operating Budget. No appropriation is required.

Title

Authorizing the execution of a First Amendment to License with CCATT LLC, a Delaware

limited liability company, for the installation of telecommunications equipment at Breese Stevens Field located at 917 E. Mifflin Street. (District 6)

Body

WHEREAS, the City of Madison ("City") is the owner of certain real property located at 917 E. Mifflin Street, Madison, Wisconsin ("Property"), and depicted on attached Exhibit B, commonly known as Breese Stevens Field; and

WHEREAS, City entered into a license agreement with CCATT LLC, a Delaware limited liability company ("Licensee"), pursuant to that certain license dated December 23, 2022 ("Prior License") pertaining to the placement by Licensee of a telecommunications lightpole monopole ("Tower") and a telecommunications equipment shelter upon certain "Premises" located at the Property, together with easements for ingress, egress and general utility purposes as described more fully in the License; and

WHEREAS, Licensee desires to make equipment changes at the Premises, including increasing the number of antennas from nine (9) to twelve (12), with the right to install up to fifteen (15) antennas at some future date, subject to approval by the City, and the City is amenable to said changes; and

WHEREAS, the terms of a First Amendment to License have been negotiated between Licensee, the City's Office of Real Estate Services staff, and the City's consultant, Terabonne, Inc. ("Terabonne") to allow for the equipment change and installation of additional antennas and increasing the License Fee to adjust for the additional antennas.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the Mayor and Clerk to execute the First Amendment to License attached hereto as Exhibit C, substantially on the terms, conditions and obligations contained therein, and take any further action required to accomplish the purpose of this resolution in a form approved by the City Attorney.

BE IT FURTHER RESOLVED, the Mayor and Clerk are authorized to execute any other documents as may be necessary to carry out the purposes of this resolution in a form approved by the City Attorney.

BE IT FINALLY RESOLVED, that the Real Estate Services Manager of the Office of Real Estate Services is authorized to sign a Memorandum of First Amendment to License, as well as a Memorandum of Agreement between the City and Terabonne, on forms approved by the City Attorney, to be recorded at the office of the Dane County Register of Deeds.

EXHIBIT A

Revised License Fee Schedule

	License Year	License Period FROM	TO	Annual License Fee	Daily License Fee	Number Of Pro Rata Days	License Fee Due	Due to Licensor (90%)	Due to Bella Ranch (10%)
	1	6/18/2021	6/17/2022	$30,000.00	$82.19	365	$30,000.00	$27,000.00	$3,000.00
Initial	2	6/18/2022	6/17/2023	$30,900.00	$84.66	365	$30,900.00	$27,810.00	$3,090.00
Term	3	6/18/2023	6/17/2024	$31,827.00	$87.20	365	$31,827.00	$28,644.30	$3,182.70
	4	6/18/2024	6/17/2025	$32,781.81	$89.81	365	$32,781.81	$29,503.63	$3,278.18
	5	6/18/2025	3/31/2026	$33,765.26	$92.51	286	$26,457.17	$23,811.45	$2,645.72
	pro rata	4/1/2026	5/31/2026	$45,000.00	$123.29	60	$7,397.26	$6,657.53	$739.73

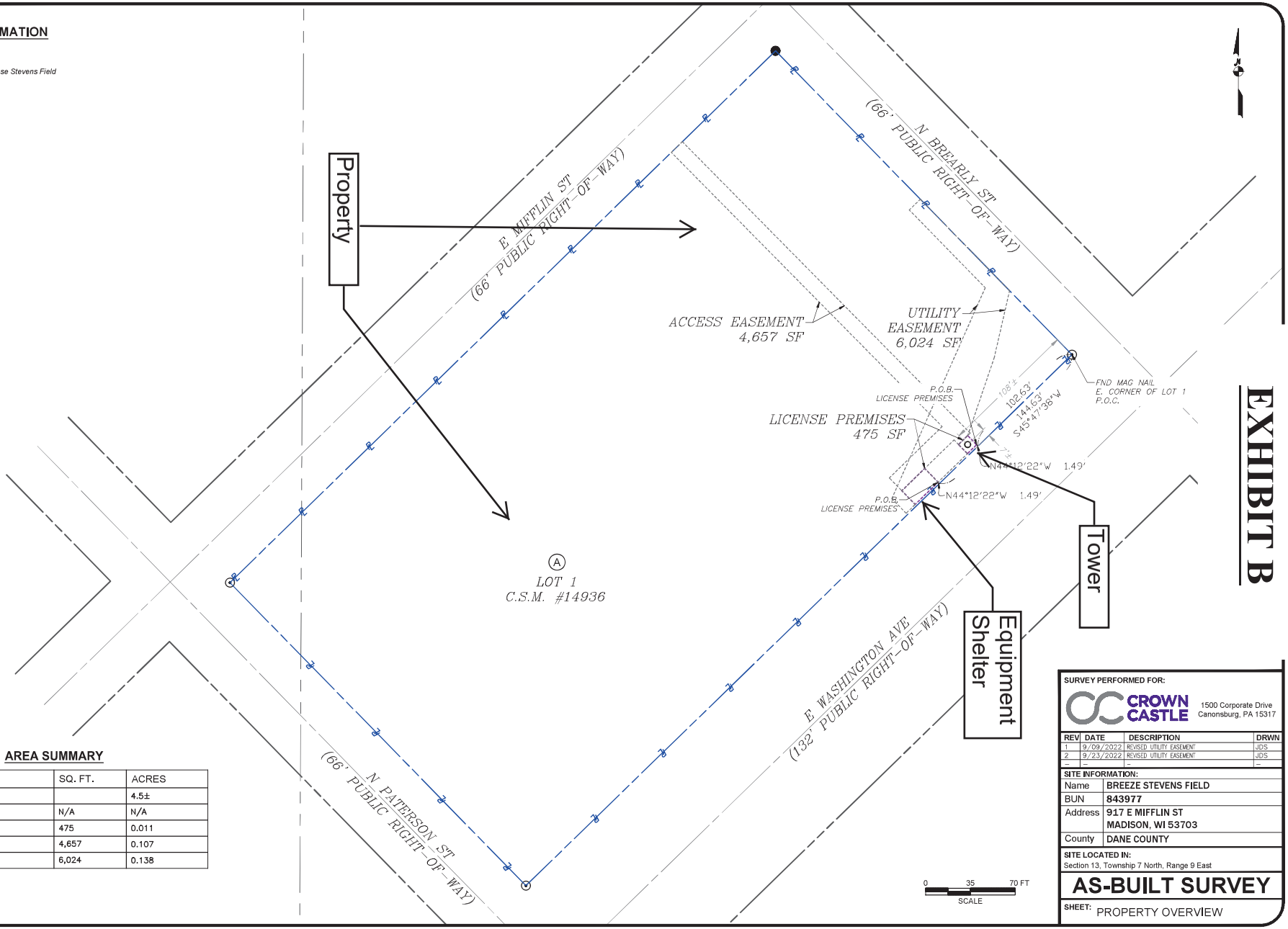
5-year Terms	Year	FROM	TO	Annual License Fee	Due to Licensor (90%)	Due to Bella Ranch (10%)
	6	6/1/2026	5/31/2027	$45,000.00	40,500.00	4,500.00
1st	7	6/1/2027	5/31/2028	$46,350.00	41,715.00	4,635.00
Renewal	8	6/1/2028	5/31/2029	$47,740.50	42,966.45	4,774.05
Term	9	6/1/2029	5/31/2030	$49,172.72	44,255.44	4,917.27
	10	6/1/2030	5/31/2031	$50,647.90	45,583.11	5,064.79
	11	6/1/2031	5/31/2032	$52,167.33	46,950.60	5,216.73
2nd	12	6/1/2032	5/31/2033	$53,732.35	48,359.12	5,373.24
Renewal	13	6/1/2033	5/31/2034	$55,344.32	49,809.89	5,534.43
Term	14	6/1/2034	5/31/2035	$57,004.65	51,304.19	5,700.47
	15	6/1/2035	5/31/2036	$58,714.79	52,843.31	5,871.48
	16	6/1/2036	5/31/2037	$60,476.24	54,428.61	6,047.62
3rd	17	6/1/2037	5/31/2038	$62,290.52	56,061.47	6,229.05
Renewal	18	6/1/2038	5/31/2039	$64,159.24	57,743.32	6,415.92
Term	19	6/1/2039	5/31/2040	$66,084.02	59,475.62	6,608.40
	20	6/1/2040	5/31/2041	$68,066.54	61,259.88	6,806.65

PROPERTY INFORMATION

PARENT PARCEL

Ⓐ *City Of Madison Parks Breese Stevens Field*
APN: 07-091-312-0013
Deed: Unavailble

Address:
917 E Mifflin St
Madison, WI 53703



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL		4.5±
TOWER COMPOUND	N/A	N/A
LICENSE PREMISES	475	0.011
ACCESS EASEMENT	4,657	0.107
UTILITY EASEMENT	6,024	0.138

EXHIBIT B

SURVEY PERFORMED FOR:

CROWN CASTLE
1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	9/09/2022	REVISED UTILITY EASEMENT	JDS
2	9/23/2022	REVISED UTILITY EASEMENT	JDS
–		–	–

SITE INFORMATION:

Name	BREEZE STEVENS FIELD
BUN	843977
Address	917 E MIFFLIN ST MADISON, WI 53703
County	DANE COUNTY

SITE LOCATED IN:
Section 13, Township 7 North, Range 9 East

AS-BUILT SURVEY

SHEET: PROPERTY OVERVIEW

EXHIBIT C

FIRST AMENDMENT TO LICENSE

THIS FIRST AMENDMENT TO LICENSE ("**First Amendment**") is entered into this _____ day of _____, 20____ ("**Effective Date**"), by and between the **CITY OF MADISON,** a Wisconsin municipal corporation ("**Licensor**"), and **CCATT LLC**, a Delaware limited liability company ("**Licensee**").

WHEREAS, Licensor and Licensee (together, the Parties") entered into that certain License dated December 23, 2022, memorialized by that certain Memorandum of License recorded as Document No. 5881916 on January 12, 2023 ("**License**"), for the use and occupation of a portion of the Licensor-owned park property commonly known as Breese Stevens Field, located at 902 E. Washington Avenue Street in Madison, Wisconsin ("Property"); and

WHEREAS, the License provides for the installation of a telecommunications lightpole monopole and associated telecommunications equipment on the Property, as more particularly described and illustrated in the License as the "**Premises**", together with easements for ingress, egress and general utility purposes as described more fully in the License; and

WHEREAS, Licensor is the current licensor under the License; and

WHEREAS, Licensee is the current licensee under the License; and

WHEREAS, the Parties desire to provide for certain modifications to the License as more particularly set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree to amend the License as follows:

1. **Recitals; Defined Terms.** The Parties acknowledge the accuracy of the foregoing recitals which are hereby incorporated in this First Amendment. Any capitalized terms not defined herein shall have the meanings ascribed to them in the License.

2. **License Fee Increase**. Paragraph 9 "License Fee" of the License is hereby amended to increase the License Fee, as of the Effective Date, to $45,000 per year, and increasing thereafter as per the Revised License Fee Schedule attached hereto as Exhibit B (intentionally omitted). For avoidance of doubt, the Revised License Fee Schedule wholly replaces the License Fee Schedule contained in the License. Licensee shall pay the License Fee annually, on the first day of the month following the Effective Date. For any partial year occurring after the Effective Date, Licensee shall pay the prorated amount of the License Fee. Licensee shall pay the initial License Fee payment, within thirty (30) days of the Effective Date. Following such increase, the annual License Fee shall continue to increase pursuant to the License Fee Schedule. Licensee Fee due to Licensor during the Term including any extension, renewal or holdover period, shall be distributed to the following beneficiaries ("License Fees Share"), which cannot be changed without prior written approval from both beneficiaries:

   a. The License Fee shall be paid at the address set forth to the following payees:
      i. Ninety percent (90%) of all payments shall be made to the City Treasurer, referenced to Real Estate Project No. 5030, and sent to Economic Development Division, Office of Real Estate Services P.O. BOX 2983 Madison WI 53701-2983, and,
      ii. Ten percent (10%) of all payments shall be sent to Bella Ranch, LLC, 30 North Gould Street, Suite R, Sheridan, WY 82801, pursuant to a separate agreement between Bella Ranch and Licensor.

b. Nothing herein or in any other agreement shall be deemed to imply that Bella Ranch has any rights as Licensor or otherwise under this First Amendment and/or the License, or that any changes to the License must be approved by Bella Ranch (except for changes to the payment due to Bella Ranch, as expressly set forth in this Paragraph 2). In the event of any conflict between this Paragraph 2 and the separate agreement between Bella Ranch and Licensor, then as between Licensor and Bella Ranch, the terms of the separate agreement shall be controlling. Neither the License Fee payees nor their respective percentage shares listed above may be changed without the prior written approval of both payees.

3. **Antennas**. Paragraph 6 "Use" of the License is hereby amended to increase the number of Antennas from nine (9) to fifteen (15) for the modifications requested by Licensee's sub-tenant, AT&T Mobility Corporation.

4. **Consent**. Licensor hereby acknowledges and consents to Licensee making certain improvements and equipment upgrades on the Tower, as defined in the License, in accordance with the plans and scope of work outlined in Exhibit A (intentionally omitted) ("**Improvements**") for Licensee sub-tenant AT&T, attached hereto and made a part hereof. All such Improvements shall be in compliance with all laws and all requirements under the License.

5. **One Time Signing Bonus**. As additional consideration to Licensor, Licensee shall pay to Licensor a one-time amount of Seven Thousand Dollars ($7,000.00) within fifteen (15) days of the full execution of this First Amendment ("**Conditional License Amendment Signing Bonus**"). In the event that this First Amendment is not fully executed by both Parties for any reason, Licensee shall have no obligation to pay the Conditional License Amendment Signing Bonus to Licensor.

6. **Approvals**.

a. Licensor's consent shall be required for all zoning plans and construction drawings prior to submittal for governmental approvals, including any subsequent changes to survey drawings, and any drawings affecting changes to access and utility easements, zoning drawings, and construction drawings, which consent shall not be unreasonably withheld, delayed, or conditioned.

7. **Representations, Warranties and Covenants of Licensor**. Licensor represents, to Licensee as follows:

b. Licensor possesses fee simple title to the Property on which the Premises is located and is the Licensor under the License.

c. Licensor is duly authorized to and has the full power and authority to enter into this First Amendment and to perform all of Licensor's obligations under the License as amended hereby.

d. To Licensor's knowledge, Licensee is not currently in default under the License, and to Licensor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Licensee under the License.

8. **Choice of Law, Venue, and Forum Selection.** This First Amendment shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this First Amendment that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the Parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

EXHIBIT C (Continued)

9. **W-9**. As a condition precedent to payment, Licensor agrees to provide Licensee with a completed IRS Form W-9, or its equivalent, upon execution of this First Amendment and at such other times as may be reasonably requested by Licensee, including any change in Licensor's name or address.

10. **Counterparts**. This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

11. **Remainder of Agreement Unaffected**. In all other respects, the remainder of the License shall remain in full force and effect. Any portion of the License that is inconsistent with this First Amendment is hereby amended to be consistent. All provisions of the License, as amended hereby, shall inure to the benefit of and be binding upon the Parties, their personal representatives, heirs, successors, and assigns.

12. **Memorandum**. A Memorandum of this First Amendment shall be recorded by the Licensor at the office of the Dane County Register of Deeds upon mutual execution. If Licensor does not timely record such memorandum, Licensee shall have the right to record one.

Exhibit C (continued)

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be effective as of the Effective Date first set forth above.

LICENSEE

CCATT LLC,
a Delaware limited liability company

aEdwards

Print Name: Allison Edwards
Title: Mgr Real Estate
Entity Name: CCATT LLC
Entity Type: LLC
Date: 02/25/2026

LICENSEE ACKNOWLEDGMENT

STATE OF Texas)
) ss:
COUNTY OF Harris)

On the 25th day of February, 2026, before me personally appeared Allison Edwards, and acknowledged under oath that he/she is the Mgr Real Estate of CCATT LLC, a Delaware limited liability company, the Licensee named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Licensee.

Blaine Traylor

Notary Public: Blaine Traylor
My Commission Expires: 02-14-2028

BLAINE TRAYLOR
Notary Public, State of Texas
Comm. Expires 02-14-2028
Notary ID 134763816

Exhibit C (continued)

LICENSOR:

CITY OF MADISON, a Wisconsin municipal corporation

By: Satya Rhodes-Conway, Mayor

_____
Signature Date

By: Lydia A. McComas, City Clerk

_____
Signature Date

AUTHENTICATION
The signatures of Satya Rhodes-Conway, Mayor, and Lydia A. McComas, City Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 202__.

_____
Matthew Robles, Assistant City Attorney
Member, State Bar of Wisconsin

Approved:

_____
David Schmiedicke Date
Finance Director

Approved:

_____
Eric Veum Date
Risk Manager

Approved as to form:

_____
Michael Haas Date
City Attorney

Execution of this First Amendment by the City of Madison is authorized by Resolution Enactment No. RES-___-_____, File ID No. _____, adopted by the Common Council of the City of Madison on _____.

City of Madison

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

Master

File Number: 92350

File ID:	92350	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	13169 - Disposal PSA 7270 Maahic Way			**Final Action:**	

Title: Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Dane County for the County's purchase of the property located at 7270 Maahic Way in the City of Madison. (District 16)

Notes:

Sponsors:	Sean O'Brien	**Effective Date:**	
Attachments:	13169 PSA Maahic Way.pdf	**Enactment Number:**	
Author:	Heidi Radlinger, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

Text of Legislative File 92350

Fiscal Note

The proposed resolution authorizes the execution of a Purchase and Sale Agreement between the City of Madison and Dane County. The City will sell approximately 4.93 acres of land to Dane County for $142,970 based upon an appraisal reviewed by both the County and the City's Office of Real Estate Services. Any net proceeds following the transaction and associated closing costs will be deposited into the City's General Land Acquisition Fund. No additional City appropriation is required.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Dane County for the County's purchase of the property located at 7270 Maahic Way in the City of Madison. (District 16)

Body

WHEREAS, Dane County (the "County") and the City of Madison (the "City") are parties to that

certain Lease, recorded as Document No. 5078421 on June 23, 2014 (the "Lease") for the County's use of 4.93 acres of City-owned land located at 7270 Maahic Way (the "Property"), which is legally described on Exhibit A and depicted on Exhibit B of the Purchase and Sale Agreement ("Agreement") attached hereto; and

WHEREAS, the Property is a remnant of a former Streets Division chipping site that has been unused by the City and occupied by the County to facilitate the operations of the adjacent Dane County Rodefeld Landfill since 1994. The 2014 Lease was created to memorialize the existing and historic use, with no consideration payable; and

WHEREAS, the City maintained ownership of the Property so that portions thereof could be used for the eventual I-39/90 and US 12/18 beltline interchange project by the State of Wisconsin, which project was completed in 2023;

WHEREAS, a portion of the Property having been conveyed to the State for the highway project, the City doesn't need or intend to use the Property; therefore, the City and Dane County have agreed that the transfer of ownership of the Property to the County, rather than the City's continued administration of the Lease, would be efficient, practical and for the benefit of both parties.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Madison hereby authorizes the City's execution of the Agreement between the City and the County for the purchase of the Property on substantially, though not exclusively, the terms and conditions contained in the Agreement attached hereto; and

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute any other necessary documents, and take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution, all in a form to be approved by the City Attorney.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2026, by and between the **City of Madison**, a Wisconsin municipal corporation (the "Seller") and **Dane County,** a quasi-Wisconsin municipal corporation, or its successors and assigns (the "Buyer").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller (together, the "Parties") hereto covenant and agree as follows:

1. Property. The Buyer shall purchase, and the Seller shall sell and convey the fee simple ownership interest in the real property located at 7270 Maahic Way, Madison, Wisconsin (the "Property"), as legally described on attached Exhibit A and depicted on attached Exhibit B, including all improvements and fixtures located thereon and all appurtenances thereto.

2. Effective Date. The "Effective Date" shall be the later date of execution of this Agreement by the Seller or the Buyer, as indicated on the signature page, and as first shown above.

3. Purchase Price. The total purchase price for the Seller's interest in the Property (the "Purchase Price") shall be One Hundred Forty-Two Thousand Nine Hundred Seventy Dollars ($142,970.00). The Purchase Price shall be payable in cash at the date of conveyance (the "Closing"), subject to the adjustments and prorations herein provided.

4. Delivery of Documents. Within ten (10) days of the Effective Date the Seller will reproduce at the Seller's expense and send, either electronically or by hard copy, to the Buyer at the Buyer's office, copies of the following documents in the Seller's possession or control: all environmental studies, reports, permits, applications and remediation plans or assessments of the Property.

5. Access to Property. The Buyer and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall be permitted access to the Property for planning purposes with at least twenty-four (24) hour notice to the Seller. The Buyer's and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors access to, the Property shall be at the Buyer's sole risk and expense and the Seller shall have no responsibility therefor. The Buyer will repair, at the Buyer's and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors cost, all damages caused so that the condition of the Property is returned to as good or better.

6. Liability. Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes.

7. Lease. The Property is currently leased by the Buyer as memorialized in the Lease ("Lease") dated June 20, 2014 and recorded June 23, 2014 as Document No. 5078421 with the Dane County Register of Deeds. Upon acquisition of the Property by Buyer, the Parties recognize that the Lease shall be terminated by convergence of title. It shall be Buyer's sole responsibility to record any additional documents following Closing pertaining to the Lease that it feels are necessary.

8. Insurance.

   a. The Buyer will require its authorized agents, engineers, consultants, appraisers, and contractors performing work on the Property associated with this Agreement to carry commercial general liability insurance naming the Seller, its officers, officials, agents and employees as additional insured's, with a minimum limit of $1,000,000 per occurrence as may be adjusted occasionally by the City of Madison's Risk Manager. These policies shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide the Seller thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Agreement.

   b. As evidence of this coverage, the Buyer will require its authorized agents, engineers, consultants, appraisers, and contractors to furnish the City of Madison (the "City") with a certificate of insurance on a form approved by the Seller, and, if requested by the City's Risk Manager, the Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall also provide copies of additional insured endorsements or policy to the Seller prior to the performance of any work on the Property. If the coverage required above expires while this Agreement is in effect, the Buyer will require its authorized agents, engineers, consultants, appraisers, and contractors to provide a renewal certificate to the Seller for approval.

9. Personal Property. The purchase of the Property does not include any personal property.

10. Survey. Any survey of the Property including, but not limited to, an ALTA/NSPS Land Title Survey that meets the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2021 that is required to eliminate all survey related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer and the title company providing the title insurance described in Paragraph 12 shall be at the sole cost and expense of the Buyer.

11. Title Insurance. The Seller shall provide to the Buyer, at the Seller's expense, within ten (10) days prior to Closing, a commitment from First American Title Company (the "Title Company") to issue an ALTA Owner's Title Insurance Policy in the amount of the Purchase Price upon the recording of proper documents, together with a gap endorsement. The commitment shall show title to the Property, as of a date no more than fifteen (15) days before such title proof is provided to the Buyer, to be in the condition called for in this Agreement, and further subject only to liens which will be paid out of the proceeds of the Closing and to any exceptions acceptable to the Buyer ("Permitted Exceptions"). The Buyer shall notify the Seller of any valid objection to title, in writing, prior to Closing. The Seller shall have a reasonable time, but not exceeding seven(7) days, to remove the objections and Closing shall be extended as necessary for this purpose. Should the Seller be unable

or unwilling to carry out this Agreement by reason of a valid legal defect in title which the Buyer is unwilling to waive, this Agreement shall be void.

12. Limited Representations and Warranties; AS-IS Condition. Except as otherwise provided herein, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations or statements by the Seller, its agents or employees, in entering into this Agreement or in closing the transaction described herein. Except as provided below, the Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property.

13. Broker Representation. The Seller shall acknowledge that it is not represented by a licensed real estate broker on its behalf in respect of the transaction contemplated herein. The Buyer shall acknowledge that it is not represented by a licensed real estate broker on its behalf in respect of the transaction contemplated herein.

14. Closing.

    a. The Closing shall occur on or before April 8, 2026 or such other date agreed to in writing by the Parties.

    b. The Seller agrees to execute and deliver to the Buyer at or before Closing the deed conveying the Property to the Buyer free and clear from all liens and encumbrances, excepting the following: Municipal and zoning ordinances and the Permitted Exceptions.

    c. The Buyer shall pay all recording/filing fees except that the Seller shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for by this Agreement.

    d. The Seller shall be responsible for any and all special assessments, area assessments, interceptor charges or any other charges payable to any municipality or utility with regard to the Property as of the date of Closing.

    e. The Seller is exempt from Wisconsin Real Estate Transfer fee pursuant to Wis. Stats. 77.25(2).

    f. The Seller or Title Company shall prepare and deliver at or before Closing the Wisconsin Transfer Return due in connection with conveyance of the Property.

15. Entire Agreement. This Agreement contains the entire agreement between the Parties and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, regarding the transaction contemplated hereby. This Agreement may be amended only by a written document signed by each of the Parties.

16. Successors and Assigns. The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators and legal representatives.

17. Captions. The captions of the paragraphs in this Agreement have been inserted for convenience of reference only and shall in no way modify or restrict any provision hereof or be used to construe any of the provisions hereof.

18. Severability. If any provision of this Agreement is held invalid or unenforceable, the invalidity or unenforceability shall be limited to the particular provision(s) involved and shall not affect the validity or enforceability of the remaining provisions.

19. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Agreement. A signed copy of the Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

20. Time of the Essence. Time is of the essence for the performance of this Agreement.

[*signatures on following 2 pages*]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first set forth above.

SELLER: CITY OF MADISON,
a Wisconsin municipal corporation

By: _____ Date:_____
Name: Satya Rhodes-Conway
Title: Mayor

By: _____ Date:_____
Name: Lydia A. McComas
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael P. Haas, City Attorney Date

BUYER: DANE COUNTY,
a quasi-Wisconsin municipal corporation

By: _____
Name: Sharene Smith
Title: Real Estate Coordinator

Date: _____

Execution of this Purchase and Sale Agreement by the City is authorized by Resolution Enactment No. RES-26-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on April, 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13169

EXHIBIT A

Legal Description of The Property

Part of the Northeast 1/4 of Section 25, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Northeast 1/4, thence S 00°00'27" E, 1340 feet to the point of beginning; thence continuing along said bearing 1380 feet, thence S 47°30' W, 130 feet, thence S 85°50'50" W, 230 feet, thence N 74°30'50" W, 400 feet, thence N 65°30' W, 425 feet, thence N 72° W, 1650 feet, thence N 00°09'39" E, 200 feet, then ce S 71°44'33" E, 2166.88 feet, thence N 00°00'27" W, 400 feet, thence N 88°01'15" E, 400 feet, thence N 00°00'27" W, 750 feet, thence N 88°01'15" E, 210 feet to the point of beginning; EXCEPT that part deeded for highway right of way purposes recorded as Document No. 2870419; ALSO EXCEPT that part conveyed to Dane County Landfill as Parcel 'B-1' in a Warranty Deed recorded as Document No. 5078420, described as follows: Commencing at a City of Madison monument at the Northeast corner of said Section 25,
Thence S 0°23'43" W, 1344.33 feet to a point 24.75 feet South of the Southeast corner of the Northeast quarter of the Northeast quarter and the point of beginning;
Thence S 88°20'33" W, 200.13 feet;
Thence S 0°23'43" W, 725.25 feet parallel with the East line of the said NE ¼;
Thence N 89°36'17" W, 400.00 feet perpendicular to the said East line of the said NE ¼;
Thence S 0°23'43" W, 400.00 feet parallel with the East line of the said NE ¼;
Thence N 71°50'06" W, 492.74 feet;
Thence S 57°00'53" E, 439.54 feet;
Thence S 72°25'09" E, 410.47 feet;
Thence S 87°07'22" E, 275.30 feet to the westerly right of way line of CTH "A" (Brandt Road);
Thence N 54°10'05" E, 39.31 feet to the East line of the Southeast quarter of said Section 25;
Thence N 0°23'56" E along said East line, 33.92 feet to the East quarter corner of said Section 25;
Thence N 0°23'43" E, 1294.84 feet along the East line of the Northeast quarter of said Section 25, to the point of beginning; ALSO EXCEPT THAT PART DEEDED FOR STREET ROW IN DOCUMENT NO. 5811286.

Tax Key No. 251/0710-251-0098-5

EXHIBIT B


071025100985
Search result
Map Laye
2775
3702
3007
2980
2968
3666
6606
3646
3624
3620
3164
3129
3041
6210
3482
3592
3486

City of Madison

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

Master

File Number: 92351

File ID:	92351	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	13244 - Royster Acquisition Amended PSA			**Final Action:**	

Title: Authorizing an amendment to the Purchase and Sale Agreement with RDC Development, LLC, or their successors or assigns, as previously authorized by Resolution RES-26-00146, Legistar #92015, for the purchase of seventeen properties addressed as 404 Cottage Grove Road; 514, 526, 533 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, and 501 Grand Oak Trail, Madison, WI 53714 for land banking purposes (District 15).

Notes:

Sponsors:	Dina Nina Martinez-Rutherford And Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	13244 Royster PSA Signed by Seller 2026 3-17.pdf, Exhibit A - PSA Revisions.pdf, 13244 Appraisal.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	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92351

Fiscal Note

The proposed resolution authorizes an amendment to the Purchase and Sale Agreement (PSA) as outlined in the body of the resolution. The cost to the City for the purchase of the property have not changed since adoption of RES-26-00146 (Legistar file 92105): the estimated acquisition, holding, demolition, environmental testing, and pre-development costs for the property remain $6.2 million. No additional appropriation required with adoption of this resolution.

Title

Authorizing an amendment to the Purchase and Sale Agreement with RDC Development, LLC,

or their successors or assigns, as previously authorized by Resolution RES-26-00146, Legistar #92015, for the purchase of seventeen properties addressed as 404 Cottage Grove Road; 514, 526, 533 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, and 501 Grand Oak Trail, Madison, WI 53714 for land banking purposes (District 15).

Body

WHEREAS, the Common Council approved RES-26-00146 (Legistar 92015) on March 10, 2026 for the purchase of property at properties located at 404 Cottage Grove Road; 514, 526, 533 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, and 501 Grand Oak Trail, Madison, WI 53714; and,

WHEREAS staff recommends making the following substantive changes to the Purchase and Sale Agreement, which are summarized below and reflected in the Attached Exhibit A:

- Making the City's obligation to close on the purchase contingent on the Joint Review Board's approval of a project plan amendment to Tax Increment District #44 allocating $4,000,000 for the purchase of the Property.
- Revising the due diligence period from 90 to 60 days, and revising the timeline to closing following the end of the due diligence period from 45 to 30 days.
- Revising the outside closing date from July 15, 2026 to July 31, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Common Council approves the aforementioned amendment to the Purchase and Sale Agreement; and,

BE IT FURTHER RESOLVED that the balance of the Purchase and Sale Agreement remains unchanged; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to sign, accept, and record any and all documents and legal instruments required to complete the transactions contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2026, by and between the City of Madison, a Wisconsin municipal corporation (the "Buyer") and RDC Development, LLC, a Wisconsin limited liability company, and any successors and/or assigns (the "Seller").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller (together, the "Parties") hereto covenant and agree as follows:

1. The Property. The Buyer shall purchase, and the Seller shall sell and convey by Special Warranty Deed (the "Deed") the fee simple title to the real property legally described on attached Exhibit A and depicted on attached Exhibit B, together with all improvements and fixtures located thereon and all appurtenances thereto (collectively, the "Property").

2. Effective Date. The "Effective Date" shall be the date first stated above.

3. Purchase Price. The total purchase price of the Seller's interest in the Property (the "Purchase Price") shall be Five Million Two Hundred Thousand Dollars and 00/100 ($5,200,000.00). The Purchase Price shall be payable in cash at Closing, as defined herein, subject to the adjustments and prorations herein provided.

4. Earnest Money. Within ten (10) business days of the Effective Date, the Buyer shall deposit with the Title Company, as defined below, Fifty Thousand Dollars ($50,000) as "Earnest Money", which will be non-refundable except that the Earnest Money shall be forfeited and returned to the Buyer as provided in Paragraphs 8, 10, or 13.k. or if Seller defaults on the terms of the Agreement. The Earnest Money shall be applied toward the Purchase Price at Closing in accordance with Paragraph 3.

5. Personal Property. The transaction contemplated by this Agreement does not include any personal property.

6. Delivery of Documents. Within fifteen (15) days of the Effective Date, the Seller will reproduce at the Seller's expense and send to the Buyer all environmental studies, reports, surveys, permits, applications, and remediation plans or assessments of the Property and all studies, reports, plans or assessments related to the condition of the Property in the Seller's possession or control (collectively, the "Reports"). The term Reports specifically includes links to the Wisconsin Department of Natural Resources database attached as Exhibit C.

7. Limited Representations and Warranties; AS-IS Condition. Except as otherwise provided in this Agreement, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations or statements by the Seller, its agents or employees, in entering into this Agreement or in closing the transaction described herein, except as specifically provided for in this

Agreement. Notwithstanding the foregoing, nothing in this Agreement shall limit Seller's liability for breach of any express representation or warranty contained herein. The Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property.

8. Due Diligence Period.

a. The Buyer shall have sixty (60) days from the Effective Date (the "Due Diligence Period") to review, test and inspect all aspects of the Property, at its sole cost and expense.

b. If within the Due Diligence Period the Buyer determines, in its sole discretion, that it does not desire to purchase the Property, the Buyer may, prior to the expiration of the Due Diligence Period, provide written notice to the Seller of such desire and this Agreement shall terminate immediately and the Earnest Money shall be returned to the Buyer.

c. If the Buyer does not provide written notice terminating this Agreement on or prior to the expiration of the Due Diligence Period, this Agreement shall remain in full force and effect, the Buyer shall accept the Property as-is and the Parties shall proceed to close the transaction as provided herein.

d. Should the Buyer desire to close prior to the end of the Due Diligence Period, the Buyer may provide the Seller with written notice of its intent to do so. The provision of such notice by the Buyer shall not affect the terms contemplated in this Agreement, except that the Closing shall occur on or before forty-five (45) days after the date the Seller receives such notice, unless the Parties agree in writing to another date.

e. The Due Diligence Period may be extended upon written agreement of the Parties.

9. Access to the Property.

a. The Buyer and the Buyer's authorized agents, contractors, and engineers shall be permitted access to the Property for the purpose of conducting inspections and testing, including but not limited to, a Phase 1 or 2 Environmental Site Assessment ("ESA") of the Property at reasonable times with at least twenty-four (24) hour advance notice to the Seller, it being understood and agreed that such inspections and testing must be done at times and in a manner that does not result in disruption to Seller.

b. The Buyer shall be entitled to undertake a Phase 1 and Phase 2 ESA preparation or any invasive testing for environmental purposes at the Property. The Buyer shall repair, at the Buyer's sole cost and expense, all damages caused by any of its assessments and inspections so that the condition of the Property is returned to as good or better condition as existed prior to the assessment(s) and inspections.

c. In the event the results of a Phase 2 ESA warrant further negotiations for extended investigations or cure discussions, the Buyer may notify the Seller in writing of its desire to extend the Due Diligence Period to allow time for this work. If the Parties are unable to agree on an extension of the Due Diligence Period, the Buyer may declare this Agreement terminated prior to the expiration of the Due Diligence Period by providing written notice as set forth in this Agreement. In no event shall the Seller be required to cure any matter to which the Buyer objects relating to the condition of the Property, or any improvements located thereon.

d. Any of Buyer's authorized agents, engineers, consultants, appraisers and contractors entering the Property shall carry commercial general liability insurance naming the Seller, its members, managers, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence and annual aggregate. These policies shall provide Seller with thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of the Agreement. As evidence of this coverage, any of Buyer's authorized agents, engineers, consultants, appraisers and contractors shall furnish Seller with a certificate of insurance on a form approved by Seller, and, if requested in writing by the Seller, any of Buyer's authorized agents, engineers, consultants, appraisers and contractors shall also provide copies of additional insured endorsements or policy to Seller prior to entering the Property. If the coverage required above expires with the Agreement is in effect, Buyer and any of its authorized agents, engineers, consultants, appraisers and contractors shall provide a renewal certificate to Seller for approval.

10. Title Insurance. The Seller shall provide to the Buyer, at the Seller's expense, within thirty (30) days prior to Closing, a commitment from First American Title Insurance Company – Madison, 25 W. Main St., Suite 400, Madison, WI 53703 (the "Title Company") to issue an ALTA Owner's Title Insurance Policy in the amount of the Purchase Price upon the recording of proper documents, together with a gap endorsement. The commitment shall show title to the Property, as of a date no more than fifteen (15) days before such title proof is provided to the Buyer, to be in the condition called for in this Agreement, and further subject only to liens which will be paid out of the proceeds of the Closing and to any exceptions acceptable to the Buyer (the "Permitted Exceptions"). The Buyer shall notify the Seller of any valid objection to title, in writing, prior to the expiration of the Due Diligence Period. The Seller shall have a reasonable time, but not exceeding fifteen (15) days, to remove the objections and Closing shall be extended as necessary for this purpose. Should the Seller be unable or unwilling to carry out this Agreement by reason of a valid legal defect in title which the Buyer is unwilling to waive, this Agreement shall automatically terminate and the Earnest Money shall be returned to Buyer.

11. Survey. ALTA/NSPS. Any survey of the Property including, but not limited to, an ALTA/NSPA Land Title Survey that meets the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2021 that is required to eliminate all survey related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer and the Title Company providing the title insurance described in Paragraph 10 shall be at the sole cost and expense of the Buyer.

12. Commissions. The Seller represents that it has not entered into any contracts with any brokers or finders nor has the Seller obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein, except Ruedebusch Commercial Investments, Inc. (the "Broker"). Any commission owed to the Broker shall be the sole responsibility of Seller and shall be paid by Seller pursuant to separate agreement. The Buyer represents that it has not entered into any contracts with any brokers or finders nor has the Buyer obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein. The provisions of this Paragraph 12 shall survive any expiration or termination of this Agreement and shall not merge into any deed delivered and accepted upon the closing of the transaction therein contemplated.

13. Closing.

a. Closing of the transaction contemplated herein (the "Closing") shall occur on or before thirty (30) days from (a) the expiration of the Due Diligence Period; or (b) the date of the Seller's receipt of notice from the Buyer requesting an earlier date of Closing; or (c) such other date agreed to in writing by the Parties, at the office of the Title Company issuing the commitment for title insurance, unless the Parties agree in writing to an alternate Closing location. The Closing shall occur no later than July 31, 2026. The parties, however, may modify this date by mutual agreement in the event the Buyer's contingencies described in Paragraph 13.k have not been met by July 31, 2026.

b. The Seller agrees to execute and deliver to the Buyer at or before closing the Deed conveying the Property free and clear from all liens and encumbrances, excepting the following: Municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; easements; recorded building and use restrictions and covenants and the Permitted Exceptions.

c. The Buyer shall pay all recording/filing fees except that the Seller shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for by this Agreement.

d. Real estate taxes applicable to the Property in the year of Closing shall be prorated between the Buyer and the Seller as of the date of Closing based upon the latest known assessment and latest known mill rate.

e. The Seller shall be responsible for the payment of any existing special or area assessments, sewer interceptor charges, or any other charges payable to any municipality or utility with regard to the Property as of the date of Closing.

f. The Seller shall pay any fees related to the Wisconsin Real Estate Transfer fee.

g. The Title Company shall prepare and deliver at Closing the Wisconsin Transfer Return due in connection with conveyance of the Property.

h. All costs charged by the Title Company to facilitate Closing shall be prorated equally between the Parties.

i. All other costs for Closing shall be split between the parties pursuant to custom in Wisconsin.

j. As part of the Closing, the Parties shall enter into a Termination Agreement for the Maintenance Agreement for Portions of the Public Right of Way of the Royster Corners Plat, recorded on June 12, 2014, as Document No. 5075950 in the Dane County Register of Deeds.

k. Prior to Closing, Buyer shall obtain: (1) authorization from the City of Madison Common Council to execute this Agreement; and (2) approval by the Joint Review Board for City for Madison Tax Increment District #44 of a project plan amendment in conformance with Wis. Stat. s. 66.1105, allocating $4,000,000 for Buyer's purchase of the Property. In the event the Buyer does not obtain both approvals in this Subparagraph 13.k., this Agreement shall be null and void and all Earnest Money shall be returned to the Buyer within ten (10) days.

14. Representations. The Seller represents the following to Seller's knowledge:

a. No Prior Right to Purchase. No party has any option, right of first refusal or similar right to purchase all or any portion of the Property.

b. No Adverse Possessors. There are no parties in possession of any portion of the Property as tenants at sufferance or trespassers.

c. No Lessees. The Seller represents that the Property is not currently leased and agrees not to enter into any new lease or rental agreement for the Property, or any portion thereof, during the Buyer's Due Diligence Period, as described in Paragraph 8, and through the date of Closing, without the prior written consent of the Buyer.

d. No Employees. No management, leasing or maintenance personnel or agents employed in connection with the operation of the Property have the right to continue such employment after Closing.

e. No Litigation. There is no pending or, to Seller's knowledge, threatened litigation, or condemnation proceedings affecting the Property or Seller's ability to perform under this Agreement.

f. Environmental Matters. To Seller's knowledge:

i) Seller is not aware of any environmental contamination of the Property, except as disclosed in the Reports.

ii) Seller has not received written notice from any governmental entity of any violation of environmental laws affecting the Property, except as disclosed in the Reports.

iii) Seller has not caused or permitted the release of any hazardous substance, pollutant, or contaminant on the Property during Seller's ownership of the Property, except as disclosed in the Reports.

iv) Except as disclosed in the Reports, Seller is not aware of any outstanding environmental remediation obligations concerning the Property, or any notice from any governmental entity alleging a violation of Environmental Law concerning the Property that remains uncured.

v) Seller has delivered, or will deliver, to Buyer all documents in its possession or control relating to the environmental condition and of the Property and obligations related there including environmental reports or notices from government entities.

vi) As used in this Agreement, "Environmental Laws" means any federal, state, and local laws including statutes, regulations, rulings, orders, administrative interpretations, and other governmental restrictions and requirements relating to the regulation, management, treatment, disposal, discharge or release of Hazardous Substances. As used in this Agreement, "Hazardous Substances" means any substance, material, or waste that are regulated by Environmental Laws or designated as hazardous under any Environmental Laws, including without limitation, asbestos or asbestos-containing materials, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable, corrosive, explosive, or radioactive materials, paint containing more than 0.5% lead by dry weight ("Lead Based Paint"), infectious substances, radon gas or raw materials which include hazardous constituents, and radioactive material.

As used herein, "Seller's knowledge" shall mean the actual, present knowledge, of Carl Ruedebusch after reasonable inquiry of Seller's personnel and review of any files in the possession or control of Seller relating to the Property provided, however, that Carl Ruedebusch shall not have any personal liability under this Agreement.

15. Seller's Authority. Seller represents and warrants to Buyer that: (a) Seller is and will continue to be duly organized and in good standing under the laws of and qualified to do business in the State of Wisconsin; (b) all company proceedings, if any, of Seller necessary to authorize execution of this Agreement have occurred; and (3) this Agreement has been duly entered into and is a legally binding obligation of Seller.

16. Miscellaneous.

a. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any person or entity other than the Parties.

b. Benefit and Burden. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, personal representatives, successors, and assigns. The provisions herein contained shall survive Closing and delivery of the Deed for a period of twelve (12) months and shall not be merged therein. Any claim properly noticed in writing prior to the expiration of the twelve month survival period shall survive until finally resolved.

c. Entire Agreement. This Agreement contains the entire agreement between the Parties and any modification, alteration or addendum to this Agreement shall be valid only when written and executed by both Parties.

17. Default. If Seller defaults in the full and timely performance of any of its obligations hereunder and such default continues for ten (10) business days after Seller's receipt of written notice from the Buyer identifying the same, Buyer shall be entitled to the return of the Earnest Money and all remedies available hereunder or otherwise at law or in equity, including, without limitation, the right to terminate this Agreement provided that any action therefor is commenced within six (6) months after such right arises, provided, however, that the forgoing six-month limitation shall not apply to claims arising from breach Seller's representations and warranties, which are subject to the survival provisions of Subparagraph 16.b. If Buyer defaults in the full and timely performance of any of its obligations hereunder, and such default continues for ten (10) business days after Buyer's receipt of written notice from the Seller identifying the same, Seller shall be entitled to the release of the Earnest Money to Seller and all remedies available hereunder or otherwise at law or in equity including, without limitation, the right to terminate this Agreement, provided that any action therefor is commenced within six (6) months after such right arises.

18. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Agreement. A signed copy of this Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

19. Severability. If any non-material part, paragraph, or article of this Agreement shall be determined to be invalid, or otherwise unenforceable, the validity of all the remaining parts, paragraphs, and articles shall not be affected thereby. Any such non-material parts, paragraphs, or articles shall be deemed severable.

20. Choice of Law, Venue, and Forum Selection. This Agreement shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved informally, the venue shall be Dane

County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

21. Headings. The headings in this Agreement are meant for reference purpose only and shall not in any way affect the meaning or interpretation herein.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first above written.

SELLER: RDC Development, LLC
a Wisconsin limited liability company

By: _____ Date: 3/11/26
(signature)

By: Carl Ruedebusch manager
(print or type name and title)

BUYER: CITY OF MADISON, a Wisconsin municipal corporation

By: _____ Date: _____
Name: Satya Rhodes-Conway
Title: Mayor

By: _____ Date: _____
Name: Lydia A. McComas
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Purchase and Sale Agreement by the City of Madison is authorized by Resolution Enactment No. RES-26-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on the _____day of _____ 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13244

EXHIBIT A

Legal Description of the Property

Source: First American Title Commitment NCS-1287504-MAD dated 11-28-25

PARCEL I:
Lots 1, 7, 9, 10, 11, 12, 13, 14, 15, 16, 50, 51, 60 and Outlots 1 and 3 in ROYSTER CORNERS recorded on May 27, 2014, in Volume 60-026A of Plats on Page 129, as Document No. 5072241, being all of Lot 1 and Lot 2, Certified Survey Map No. 13176, all of Lot 1 and Lot 2, Certified Survey Map No. 4780, and lands, all located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 404 Cottage Grove Road; 514, 526 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, Madison, WI 53714

Tax Parcel Nos.:
251/0710-092-2701-0 (Lot 1)
251/0710-092-1727-7 (Lot 7)
251/0710-092-1729-3 (Lot 9)
251/0710-092-1730-0 (Lot 10)
251/0710-092-1731-8 (Lot 11)
251/0710-092-1732-6 (Lot 12)
251/0710-092-1733-4 (Lot 13)
251/0710-092-1734-2 (Lot 14)
251/0710-092-1735-0 (Lot 15)
251/0710-092-1736-8 (Lot 16)
251/0710-092-2510-5 (Lot 50)
251/0710-092-2511-3 (Lot 51)
251/0710-092-2520-4 (Lot 60)
251/0710-092-2521-2 (Outlot 1)
251/0710-092-2523-8 (Outlot 3)

PARCEL II:
Lot Three (3) of CERTIFIED SURVEY MAP NO. 14166 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on February 09, 2016, in Volume 96 of Certified Survey Maps, Page 13 as Document No. 5214047, as amended by Affidavit of Correction recorded on December 06, 2017, as Document No. 5376543, said certified survey map being all of Lots 2, 3, 4 and 5, Royster Corners, located in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 501 Grand Oak Trail, Madison, WI 53714
Tax Parcel No.: 251/0710-092-2704-4

PARCEL III:
Lot One (1) of CERTIFIED SURVEY MAP NO. 14699 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 25, 2018, in Volume 102 of Certified Survey Maps, Page 147 as Document No. 5386060, said certified survey map being all of Lot 2, Certified Survey Map No. 14166, located in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 533 Pinney Street, Madison, WI 53714
Tax Parcel No.: 251/0710-092-2706-0

EXHIBIT B
Depiction of the Property



EXHIBIT C
Links to Environmental Reports

Map Link: https://dnrmaps.wi.gov/H5/?viewer=rrsites

DNR Database Search: https://apps.dnr.wi.gov/rrbotw/botw-results

02-13-547242 Royster-Clark Inc-Madison: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=547242

02-13-577234 Royster Clark Co (Former): https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=577234

02-13-577601 Royster Corners Plat West Lots: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=577601

03-13-000507 Royster: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=22506

06-13-550137 Royster Clark: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=550137

06-13-561159 Royster Clark Parcel C: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=561159

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2026, by and between the City of Madison, a Wisconsin municipal corporation (the "Buyer") and RDC Development, LLC, a Wisconsin limited liability company, and any successors and/or assigns (the "Seller").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller (together, the "Parties") hereto covenant and agree as follows:

1. The Property. The Buyer shall purchase, and the Seller shall sell and convey by Special Warranty Deed (the "Deed") the fee simple title to the real property legally described on attached Exhibit A and depicted on attached Exhibit B, together with all improvements and fixtures located thereon and all appurtenances thereto (collectively, the "Property").

2. Effective Date. The "Effective Date" shall be the date first stated above.

3. Purchase Price. The total purchase price of the Seller's interest in the Property (the "Purchase Price") shall be Five Million Two Hundred Thousand Dollars and 00/100 ($5,200,000.00). The Purchase Price shall be payable in cash at Closing, as defined herein, subject to the adjustments and prorations herein provided.

4. Earnest Money. Within ten (10) business days of the Effective Date, the Buyer shall deposit with the Title Company, as defined below, Fifty Thousand Dollars ($50,000) as "Earnest Money", which will be non-refundable except that the Earnest Money shall be forfeited and returned to the Buyer as provided in Paragraphs 8, 10, or ~~10,~~13.k. or if Seller defaults on the terms of the Agreement. The Earnest Money shall be applied toward the Purchase Price at Closing in accordance with Paragraph 3.

5. Personal Property. The transaction contemplated by this Agreement does not include any personal property.

6. Delivery of Documents. Within fifteen (15) days of the Effective Date, the Seller will reproduce at the Seller's expense and send to the Buyer all environmental studies, reports, surveys, permits, applications, and remediation plans or assessments of the Property and all studies, reports, plans or assessments related to the condition of the Property in the Seller's possession or control (collectively, the "Reports"). The term Reports specifically includes links to the Wisconsin Department of Natural Resources database attached as Exhibit C.

7. Limited Representations and Warranties; AS-IS Condition. Except as otherwise provided in this Agreement, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations or statements by the Seller, its agents or employees, in entering into this Agreement or in closing the transaction described herein, except as specifically provided for in this

Agreement. Notwithstanding the foregoing, nothing in this Agreement shall limit Seller's liability for breach of any express representation or warranty contained herein. The Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property.

8. Due Diligence Period.

a. The Buyer shall have ~~ninety (90~~sixty (60) days from the Effective Date (the "Due Diligence Period") to review, test and inspect all aspects of the Property, at its sole cost and expense.

b. If within the Due Diligence Period the Buyer determines, in its sole discretion, that it does not desire to purchase the Property, the Buyer may, prior to the expiration of the Due Diligence Period, provide written notice to the Seller of such desire and this Agreement shall terminate immediately and the Earnest Money shall be returned to the Buyer.

c. If the Buyer does not provide written notice terminating this Agreement on or prior to the expiration of the Due Diligence Period, this Agreement shall remain in full force and effect, the Buyer shall accept the Property as-is and the Parties shall proceed to close the transaction as provided herein.

d. Should the Buyer desire to close prior to the end of the Due Diligence Period, the Buyer may provide the Seller with written notice of its intent to do so. The provision of such notice by the Buyer shall not affect the terms contemplated in this Agreement, except that the Closing shall occur on or before forty-five (45) days after the date the Seller receives such notice, unless the Parties agree in writing to another date.

e. The Due Diligence Period may be extended upon written agreement of the Parties.

9. Access to the Property.

a. The Buyer and the Buyer's authorized agents, contractors, and engineers shall be permitted access to the Property for the purpose of conducting inspections and testing, including but not limited to, a Phase 1 or 2 Environmental Site Assessment ("ESA") of the Property at reasonable times with at least twenty-four (24) hour advance notice to the Seller, it being understood and agreed that such inspections and testing must be done at times and in a manner that does not result in disruption to Seller.

b. The Buyer shall be entitled to undertake a Phase 1 and Phase 2 ESA preparation or any invasive testing for environmental purposes at the Property. The Buyer shall repair, at the Buyer's sole cost and expense, all damages caused by any of its assessments and inspections so that the condition of the Property is returned to as good or better condition as existed prior to the assessment(s) and inspections.

c. In the event the results of a Phase 2 ESA warrant further negotiations for extended investigations or cure discussions, the Buyer may notify the Seller in writing of its desire to extend the Due Diligence Period to allow time for this work. If the Parties are unable to agree on an extension of the Due Diligence Period, the Buyer may declare this Agreement terminated prior to the expiration of the Due Diligence Period by providing written notice as set forth in this Agreement. In no event shall the Seller be required to cure any matter to which the Buyer objects relating to the condition of the Property, or any improvements located thereon.

d. Any of Buyer's authorized agents, engineers, consultants, appraisers and contractors entering the Property shall carry commercial general liability insurance naming the Seller, its members, managers, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence and annual aggregate. These policies shall provide Seller with thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of the Agreement. As evidence of this coverage, any of Buyer's authorized agents, engineers, consultants, appraisers and contractors shall furnish Seller with a certificate of insurance on a form approved by Seller, and, if requested in writing by the Seller, any of Buyer's authorized agents, engineers, consultants, appraisers and contractors shall also provide copies of additional insured endorsements or policy to Seller prior to entering the Property. If the coverage required above expires with the Agreement is in effect, Buyer and any of its authorized agents, engineers, consultants, appraisers and contractors shall provide a renewal certificate to Seller for approval.

10. Title Insurance. The Seller shall provide to the Buyer, at the Seller's expense, within thirty (30) days prior to Closing, a commitment from First American Title Insurance Company – Madison, 25 W. Main St., Suite 400, Madison, WI 53703 (the "Title Company") to issue an ALTA Owner's Title Insurance Policy in the amount of the Purchase Price upon the recording of proper documents, together with a gap endorsement. The commitment shall show title to the Property, as of a date no more than fifteen (15) days before such title proof is provided to the Buyer, to be in the condition called for in this Agreement, and further subject only to liens which will be paid out of the proceeds of the Closing and to any exceptions acceptable to the Buyer (the "Permitted Exceptions"). The Buyer shall notify the Seller of any valid objection to title, in writing, prior to the expiration of the Due Diligence Period. The Seller shall have a reasonable time, but not exceeding fifteen (15) days, to remove the objections and Closing shall be extended as necessary for this purpose. Should the Seller be unable or unwilling to carry out this Agreement by reason of a valid legal defect in title which the Buyer is unwilling to waive, this Agreement shall automatically terminate and the Earnest Money shall be returned to Buyer.

11. Survey. ALTA/NSPS. Any survey of the Property including, but not limited to, an ALTA/NSPA Land Title Survey that meets the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2021 that is required to eliminate all survey related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer and the Title Company providing the title insurance described in Paragraph 10 shall be at the sole cost and expense of the Buyer.

12. Commissions. The Seller represents that it has not entered into any contracts with any brokers or finders nor has the Seller obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein, except Ruedebusch Commercial Investments, Inc. (the "Broker"). Any commission owed to the Broker shall be the sole responsibility of Seller and shall be paid by Seller pursuant to separate agreement. The Buyer represents that it has not entered into any contracts with any brokers or finders nor has the Buyer obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein. The provisions of this Paragraph 12 shall survive any expiration or termination of this Agreement and shall not merge into any deed delivered and accepted upon the closing of the transaction therein contemplated.

13. Closing.

a. Closing of the transaction contemplated herein (the "Closing") shall occur on or before ~~forty-five (45~~thirty (30) days from (a) the expiration of the Due Diligence Period; or (b) the date of the Seller's receipt of notice from the Buyer requesting an earlier date of Closing; or (c) such other date agreed to in writing by the Parties, at the office of the Title Company issuing the commitment for title insurance, unless the Parties agree in writing to an alternate Closing location. The Closing shall occur no later than July 31, 2026. The parties, however, may modify this date by mutual agreement in the event the Buyer's contingencies described in Paragraph 13.k have not been met by July 31, 2026.

b. The Seller agrees to execute and deliver to the Buyer at or before closing the Deed conveying the Property free and clear from all liens and encumbrances, excepting the following: Municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; easements; recorded building and use restrictions and covenants and the Permitted Exceptions.

c. The Buyer shall pay all recording/filing fees except that the Seller shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for by this Agreement.

d. Real estate taxes applicable to the Property in the year of Closing shall be prorated between the Buyer and the Seller as of the date of Closing based upon the latest known assessment and latest known mill rate.

e. The Seller shall be responsible for the payment of any existing special or area assessments, sewer interceptor charges, or any other charges payable to any municipality or utility with regard to the Property as of the date of Closing.

f. The Seller shall pay any fees related to the Wisconsin Real Estate Transfer fee.

g. The Title Company shall prepare and deliver at Closing the Wisconsin Transfer Return due in connection with conveyance of the Property.

h. All costs charged by the Title Company to facilitate Closing shall be prorated equally between the Parties.

i. All other costs for Closing shall be split between the parties pursuant to custom in Wisconsin.

j. As part of the Closing, the Parties shall enter into a Termination Agreement for the Maintenance Agreement for Portions of the Public Right of Way of the Royster Corners Plat, recorded on June 12, 2014, as Document No. 5075950 in the Dane County Register of Deeds.

k. Prior to Closing, Buyer shall obtain: (1) authorization from the City of Madison Common Council to execute this Agreement; and (2) approval by the Joint Review Board for City for Madison Tax Increment District #44 of a project plan amendment in conformance with Wis. Stat. s. 66.1105, allocating $4,000,000 for Buyer's purchase of the Property. In the event the Buyer does not obtain both approvals in this Subparagraph 13.k., this Agreement shall be null and void and all Earnest Money shall be returned to the Buyer within ten (10) days.

14. Representations. The Seller represents the following to Seller's knowledge:

a. No Prior Right to Purchase. No party has any option, right of first refusal or similar right to purchase all or any portion of the Property.

b. No Adverse Possessors. There are no parties in possession of any portion of the Property as tenants at sufferance or trespassers.

c. No Lessees. The Seller represents that the Property is not currently leased and agrees not to enter into any new lease or rental agreement for the Property, or any portion thereof, during the Buyer's Due Diligence Period, as described in Paragraph 8, and through the date of Closing, without the prior written consent of the Buyer.

d. No Employees. No management, leasing or maintenance personnel or agents employed in connection with the operation of the Property have the right to continue such employment after Closing.

e. No Litigation. There is no pending or, to Seller's knowledge, threatened litigation, or condemnation proceedings affecting the Property or Seller's ability to perform under this Agreement.

f. Environmental Matters. To Seller's knowledge:

i) Seller is not aware of any environmental contamination of the Property, except as disclosed in the Reports.

ii) Seller has not received written notice from any governmental entity of any violation of environmental laws affecting the Property, except as disclosed in the Reports.

iii) Seller has not caused or permitted the release of any hazardous substance, pollutant, or contaminant on the Property during Seller's ownership of the Property, except as disclosed in the Reports.

iv) Except as disclosed in the Reports, Seller is not aware of any outstanding environmental remediation obligations concerning the Property, or any notice from any governmental entity alleging a violation of Environmental Law concerning the Property that remains uncured.

v) Seller has delivered, or will deliver, to Buyer all documents in its possession or control relating to the environmental condition and of the Property and obligations related there including environmental reports or notices from government entities.

vi) As used in this Agreement, "Environmental Laws" means any federal, state, and local laws including statutes, regulations, rulings, orders, administrative interpretations, and other governmental restrictions and requirements relating to the regulation, management, treatment, disposal, discharge or release of Hazardous Substances. As used in this Agreement, "Hazardous Substances" means any substance, material, or waste that are regulated by Environmental Laws or designated as hazardous under any Environmental Laws, including without limitation, asbestos or asbestos-containing materials, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable, corrosive, explosive, or radioactive materials, paint containing more than 0.5% lead by dry weight ("Lead Based Paint"), infectious substances, radon gas or raw materials which include hazardous constituents, and radioactive material.

As used herein, "Seller's knowledge" shall mean the actual, present knowledge, of Carl Ruedebusch after reasonable inquiry of Seller's personnel and review of any files in the possession or control of Seller relating to the Property provided, however, that Carl Ruedebusch shall not have any personal liability under this Agreement.

15. Seller's Authority. Seller represents and warrants to Buyer that: (a) Seller is and will continue to be duly organized and in good standing under the laws of and qualified to do business in the State of Wisconsin; (b) all company proceedings, if any, of Seller necessary to authorize execution of this Agreement have occurred; and (3) this Agreement has been duly entered into and is a legally binding obligation of Seller.

16. Miscellaneous.

a. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any person or entity other than the Parties.

b. Benefit and Burden. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, personal representatives, successors, and assigns. The provisions herein contained shall survive Closing and delivery of the Deed for a period of twelve (12) months and shall not be merged therein. Any claim properly noticed in writing prior to the expiration of the twelve month survival period shall survive until finally resolved.

c. Entire Agreement. This Agreement contains the entire agreement between the Parties and any modification, alteration or addendum to this Agreement shall be valid only when written and executed by both Parties.

17. Default. If Seller defaults in the full and timely performance of any of its obligations hereunder and such default continues for ten (10) business days after Seller's receipt of written notice from the Buyer identifying the same, Buyer shall be entitled to the return of the Earnest Money and all remedies available hereunder or otherwise at law or in equity, including, without limitation, the right to terminate this Agreement provided that any action therefor is commenced within six (6) months after such right arises, provided, however, that the forgoing six-month limitation shall not apply to claims arising from breach Seller's representations and warranties, which are subject to the survival provisions of Subparagraph 16.b. If Buyer defaults in the full and timely performance of any of its obligations hereunder, and such default continues for ten (10) business days after Buyer's receipt of written notice from the Seller identifying the same, Seller shall be entitled to the release of the Earnest Money to Seller and all remedies available hereunder or otherwise at law or in equity including, without limitation, the right to terminate this Agreement, provided that any action therefor is commenced within six (6) months after such right arises.

18. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Agreement. A signed copy of this Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

19. Severability. If any non-material part, paragraph, or article of this Agreement shall be determined to be invalid, or otherwise unenforceable, the validity of all the remaining parts, paragraphs, and articles shall not be affected thereby. Any such non-material parts, paragraphs, or articles shall be deemed severable.

20. Choice of Law, Venue, and Forum Selection. This Agreement shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved informally, the venue shall be Dane

County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

21. Headings. The headings in this Agreement are meant for reference purpose only and shall not in any way affect the meaning or interpretation herein.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first above written.

SELLER: RDC Development, LLC
a Wisconsin limited liability company

By:_____ Date:_____
(signature)

By:_____
(print or type name and title)

BUYER: CITY OF MADISON, a Wisconsin municipal corporation

By: _____ Date:_____
Name: Satya Rhodes-Conway
Title: Mayor

By: _____ Date:_____
Name: Lydia A. McComas
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Purchase and Sale Agreement by the City of Madison is authorized by Resolution Enactment No. RES-26-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on the _____day of _____ 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13244

EXHIBIT A
Legal Description of the Property
Source: First American Title Commitment NCS-1287504-MAD dated 11-28-25

PARCEL I:
Lots 1, 7, 9, 10, 11, 12, 13, 14, 15, 16, 50, 51, 60 and Outlots 1 and 3 in ROYSTER CORNERS recorded on May 27, 2014, in Volume 60-026A of Plats on Page 129, as Document No. 5072241, being all of Lot 1 and Lot 2, Certified Survey Map No. 13176, all of Lot 1 and Lot 2, Certified Survey Map No. 4780, and lands, all located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 404 Cottage Grove Road; 514, 526 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, Madison, WI 53714

Tax Parcel Nos.:
251/0710-092-2701-0 (Lot 1)
251/0710-092-1727-7 (Lot 7)
251/0710-092-1729-3 (Lot 9)
251/0710-092-1730-0 (Lot 10)
251/0710-092-1731-8 (Lot 11)
251/0710-092-1732-6 (Lot 12)
251/0710-092-1733-4 (Lot 13)
251/0710-092-1734-2 (Lot 14)
251/0710-092-1735-0 (Lot 15)
251/0710-092-1736-8 (Lot 16)
251/0710-092-2510-5 (Lot 50)
251/0710-092-2511-3 (Lot 51)
251/0710-092-2520-4 (Lot 60)
251/0710-092-2521-2 (Outlot 1)
251/0710-092-2523-8 (Outlot 3)

PARCEL II:
Lot Three (3) of CERTIFIED SURVEY MAP NO. 14166 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on February 09, 2016, in Volume 96 of Certified Survey Maps, Page 13 as Document No. 5214047, as amended by Affidavit of Correction recorded on December 06, 2017, as Document No. 5376543, said certified survey map being all of Lots 2, 3, 4 and 5, Royster Corners, located in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 501 Grand Oak Trail, Madison, WI 53714
Tax Parcel No.: 251/0710-092-2704-4

PARCEL III:
Lot One (1) of CERTIFIED SURVEY MAP NO. 14699 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 25, 2018, in Volume 102 of Certified Survey Maps, Page 147 as Document No. 5386060, said certified survey map being all of Lot 2, Certified Survey Map No. 14166, located in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 533 Pinney Street, Madison, WI 53714
Tax Parcel No.: 251/0710-092-2706-0

EXHIBIT B
Depiction of the Property



EXHIBIT C
Links to Environmental Reports

Map Link: https://dnrmaps.wi.gov/H5/?viewer=rrsites

DNR Database Search: https://apps.dnr.wi.gov/rrbotw/botw-results

02-13-547242 Royster-Clark Inc-Madison: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=547242

02-13-577234 Royster Clark Co (Former): https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=577234

02-13-577601 Royster Corners Plat West Lots: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=577601

03-13-000507 Royster: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=22506

06-13-550137 Royster Clark: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=550137

06-13-561159 Royster Clark Parcel C: https://apps.dnr.wi.gov/rrbotw/botw-activity-detail?dsn=561159

BUSSEN COMPANY

Appraisal • Brokerage • Consulting
Development • Litigation Support

APPRAISAL REPORT

SIX VACANT PARCELS PLANNED FOR MULTI-FAMILY AND/OR COMMERCIAL DEVELOPMENT

Located at:

404 Cottage Grove Road
501 Grand Oak Trail
514, 526, 533 and 551 Pinney Street
Madison, Wisconsin 53714

PREPARED FOR

Mr. Dan Rolfs
Real Estate Development Manager
OFFICE OF REAL ESTATE SERVICES – ECONOMIC DEVELOPMENT DIVISION
P.O. Box 2983
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53701-2983

PREPARED BY

Andrew G. Bussen, MAI
Robert Anderson
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November 18, 2025

Mr. Dan Rolfs
Real Estate Development Manager
Office of Real Estate Services – Economic Development Division
P.O. Box 2983
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53701-2983

RE: Six vacant parcels planned for multi-family/commercial development
404 Cottage Grove Road, 501 Grand Oak Trail and 514, 526, 533 and 551 Pinney Street
Madison, Wisconsin 53714

Dear Dan:

In accordance with your request, the above-captioned property has been valued using generally accepted appraisal principles and practices. This appraisal is presented in an Appraisal Report format. It is intended to comply with the development and reporting requirements set forth under Standard 1 and Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report has also been prepared in accordance with the terms of engagement of this assignment.

PROPERTY DESCRIPTION

The subject property consists of six vacant parcels located on or near the 400 and 500 Blocks of Cottage Grove Road on the east side of Madison. The parcels are located approximately two blocks west of the South Stoughton Road and Cottage Grove Road interchange. The subject property is currently owned by RDC Development, LLC (an entity controlled by Ruedebusch Development & Construction). However, this appraisal is developed to aid the City of Madison in the potential purchase of the property. The six subject parcels are summarized as follows:

501 Grand Oak Trail is located at the northeast corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±37,444 square feet or ±0.86 acres. It is preliminarily planned for the development of a three-story apartment building with 36 units. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of NMU, Neighborhood Mixed-Use as per the City of Madison.

404 Cottage Grove Road is located at the northwest corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±40,380 square feet or ±0.93 acres. It is preliminarily planned for the development of a three-story apartment building with 34 units. This parcel is currently zoned TR-U2, Traditional Residential – Urban 2 District and has a future land use designation of NMU, Neighborhood Mixed-Use as per the City of Madison.

533 Pinney Street is located on the south side of Pinney Street. This parcel contains ±23,958 square feet or ±0.55 acres. It is planned for the development of a small office or retail building. It is also currently improved with seven surface parking stalls along its eastern border. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison.

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551 Pinney Street is located at the southwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±14,322 square feet or ±0.33 acres. It is planned for the development of a small office or retail building. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison.

514 Pinney Street is located on the north side of Pinney Street. This parcel contains ±35,793 square feet or ±0.82 acres. It is not currently planned for future development. This parcel is currently zoned TR-C3, Traditional Residential – Consistent District 3 and has a future land use designation of P, Parks and Open Space as per the City of Madison.

526 Pinney Street is located at the northwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±122,643 square feet or ±2.82 acres. It is planned for the development of a five-story, 178-unit apartment building with ±2,200 square feet of commercial space. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison. It is also noted that 514 and 526 Pinney Street are adjacent and the higher density development on 526 Pinney Street appears to be supported by the lack of development/availability of open area on 514 Pinney Street. Therefore, these parcels will be valued together as one 3.64-acre site.

A map showing the six subject parcels is shown below.



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VALUATION SCENARIO(S) DEVELOPED AND EFFECTIVE DATE OF VALUE

The property was physically inspected by Andrew G. Bussen, MAI and Robert Anderson on September 30, 2025, which corresponds with the effective date of value on an "As-Is" basis. Based upon the analysis contained in the attached report, our concluded opinions of value for each individual parcel (with 514 and 526 Pinney Street valued together) as well as a bulk value for the aggregate property are summarized as follows:

Value Conclusion Summary

Market Value Scenario	Date of Value	Opinion of Value	Value/SF
Fee Simple Interest - As-Is 501 Grand Oak Trail	September 30, 2025	$900,000	$24.04
Fee Simple Interest - As-Is 404 Cottage Grove Road	September 30, 2025	$930,000	$23.03
Fee Simple Interest - As-Is 533 Pinney Street	September 30, 2025	$310,000	$12.94
Fee Simple Interest - As-Is 551 Pinney Street	September 30, 2025	$210,000	$14.66
Fee Simple Interest - As-Is 514 and 526 Pinney Street	September 30, 2025	$2,750,000	$17.36
Fee Simple Interest - As-Is Sum of Retail Values	September 30, 2025	$5,100,000	$18.58
Fee Simple Interest - As-Is Bulk Value	September 30, 2025	$4,860,000	$17.70

* All values reflect any soft costs incurred to-date

This appraisal is subject to the Assumptions and Limiting Conditions presented in this report. If any questions arise concerning this report, please do not hesitate to contact the undersigned.

Sincerely,

BUSSEN COMPANY



Andrew G. Bussen, MAI
Wisconsin Certified General Appraiser #657



Robert Anderson
Wisconsin Certified General Appraiser #2393

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ADDENDA

Property Information from Public Records
Conceptual Plans for Multi-Family Sites
Appraiser License and Qualifications

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EXECUTIVE SUMMARY

PROPERTY IDENTIFICATION: Six vacant parcels planned for multi-family/commercial development

PROPERTY LOCATION: 404 Cottage Grove Road, 501 Grand Oak Trail and
514, 526, 533 and 551 Pinney Street
Madison, Wisconsin 53714

CURRENT OWNER OF RECORD: RDC Development, LLC (an entity controlled by Ruedebusch Development & Construction)

ZONING: TE, Traditional Employment District
TR-U2, Traditional Residential – Urban District 2
TR-C3, Traditional Residential – Consistent District 3

PARCEL NUMBERS: The subject parcel numbers are summarized in the following chart.

Address	Parcel Number
501 Grand Oak Trail	0710-092-2704-4
404 Cottage Grove Road	0710-092-1727-7
533 Pinney Street	0710-092-2706-0
551 Pinney Street	0710-092-2701-0
514 Pinney Street	0710-092-2523-8
526 Pinney Street	0710-092-2520-4

PROPERTY DESCRIPTION: The subject property consists of six vacant parcels located on or near the 400 and 500 Blocks of Cottage Grove Road on the east side of Madison. The parcels are located approximately two blocks west of the South Stoughton Road and Cottage Grove Road interchange. The subject property is currently owned by RDC Development, LLC (an entity controlled by Ruedebusch Development & Construction). The six subject parcels are summarized as follows:

501 Grand Oak Trail is located at the northeast corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±37,444 square feet or ±0.86 acres. It is preliminarily planned for the development of a three-story apartment building with 36 units. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of NMU, Neighborhood Mixed-Use as per the City of Madison.

404 Cottage Grove Road is located at the northwest corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±40,380 square feet or ±0.93 acres. It is preliminarily planned for the development of a three-story apartment building with 34 units. This parcel is currently zoned TR-U2, Traditional Residential – Urban 2 District and has a future land use designation of NMU, Neighborhood Mixed-Use as per the City of Madison.

533 Pinney Street is located on the south side of Pinney Street. This parcel contains ±23,958 square feet or ±0.55 acres. It is planned for the development of a small office or retail building. It is also currently improved with seven surface parking stalls along its eastern border. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City.

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551 Pinney Street is located at the southwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±14,322 square feet or ±0.33 acres. It is planned for the development of a small office or retail building. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison.

514 Pinney Street is located on the north side of Pinney Street. This parcel contains ±35,793 square feet or ±0.82 acres. It is not currently planned for future development. This parcel is currently zoned TR-C3, Traditional Residential – Consistent District 3 and has a future land use designation of P, Parks and Open Space as per the City of Madison.

526 Pinney Street is located at the northwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±122,643 square feet or ±2.82 acres. It is planned for the development of a five-story, 178-unit apartment building with ±2,200 square feet of commercial space. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison. It is also noted that 514 and 526 Pinney Street are adjacent and the higher density development on 526 Pinney Street appears to be supported by the lack of development/availability of open area on 514 Pinney Street. Therefore, these parcels will be valued together as one 3.64-acre site.

HIGHEST & BEST USE:

AS VACANT: Multi-family, commercial or mixed-use development or parks and open space.

INTEREST APPRAISED: Fee simple

DATE OF REPORT: November 18, 2025

DATE OF VALUE: September 30, 2025

PREMISE OF VALUE: As-Is

VALUATION SCENARIO(S) DEVELOPED AND EFFECTIVE DATE OF VALUE

The property was physically inspected by Andrew G. Bussen, MAI, and Robert Anderson, on September 30, 2025, which corresponds with the effective date of value on an "As-Is" basis. Based upon the analysis contained in the attached report, our concluded opinions of value for each individual parcel (with 514 and 526 Pinney Street valued together) as well as a bulk value for the aggregate property are summarized as follows:

Value Conclusion Summary

Market Value Scenario		Date of Value	Opinion of Value	Value/SF
Fee Simple Interest - As-Is	501 Grand Oak Trail	September 30, 2025	$900,000	$24.04
Fee Simple Interest - As-Is	404 Cottage Grove Road	September 30, 2025	$930,000	$23.03
Fee Simple Interest - As-Is	533 Pinney Street	September 30, 2025	$310,000	$12.94
Fee Simple Interest - As-Is	551 Pinney Street	September 30, 2025	$210,000	$14.66
Fee Simple Interest - As-Is	514 and 526 Pinney Street	September 30, 2025	$2,750,000	$17.36
Fee Simple Interest - As-Is	Sum of Retail Values	September 30, 2025	$5,100,000	$18.58
Fee Simple Interest - As-Is	Bulk Value	September 30, 2025	$4,860,000	$17.70

* All values reflect any soft costs incurred to-date

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REPORT ORGANIZATION

This report is designed to inform the reader of all factors influencing the property's value in a clear and concise manner. The **Executive Summary** and **Premise of the Appraisal** sections provide an overview of the property and general information.

The Description section starts with general regional issues and proceeds to more specific issues directly related to the property. The **Highest and Best Use** section establishes the marketability of the subject and premise upon which the property is valued. The **Valuation Section** develops the **Sales Comparison Approach** to value the subject property.

PURPOSE, INTENDED USE AND INTENDED USER(S) – IDENTIFICATION OF THE CLIENT

The **purpose** of this appraisal is to provide an opinion of the market value of the fee simple interest in the subject property under the valuation scenarios developed. The **intended use** is to assist in the negotiation to purchase the subject property. The **intended user** and **client** is the City of Madison Office of Real Estate Services.

Without prior written approval from the appraisers, the use of this report is limited to these stated purposes. All other uses are expressly prohibited. Reliance on this report by anyone other than the client for a purpose not set forth above is prohibited. The appraisers' responsibility is limited to the client.

DEFINITIONS

MARKET VALUE

Market value is defined by The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) as "a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal."

Therefore, complying with USPAP, and per the Letter of Engagement, my working definition of market value is taken from Part 323.2(h) of FDIC Rules and Regulations, presented as follows:

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. Buyer and seller are typically motivated.
> b. Both parties are well informed or well advised and acting in what they consider their own best interests.
> c. A reasonable time is allowed for exposure in the open market.
> d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
> e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

This definition is taken from regulations published by several Federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990. These agencies include the

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Federal Reserve System (FRS), the National Credit Union Administration (NCUA), the Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of the Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Valuation Guidelines*, dated October 24, 1994.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those associated with the **fee simple interest. Fee simple estate** is defined in The Dictionary of Real Estate Appraisal, 6th Ed. (2015) as:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

LEGAL DESCRIPTION

A current title insurance policy was not available to verify a current and complete legal description of the property. Therefore, this appraisal is subject to verification of the legal description if/when a title insurance policy becomes available. Please note that the public records describes the subject parcels as follows:

0710-092-2704-4 – 501 Grand Oak Trail

CERTIFIED SURVEY MAP NO 14166 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 96 PAGE 13 OF CERTIFIED SURVEYS, LOT 3.

0710-092-1727-7 – 404 Cottage Grove Road

ROYSTER CORNERS, LOT 7.

0710-092-2706-0 – 533 Pinney Street

CERTIFIED SURVEY MAP NO 14699 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 102 PAGE 147 OF CERTIFIED SURVEYS, LOT 1.

0710-092-2701-0 – 551 Pinney Street

ROYSTER CORNERS, LOT 1.

0710-092-2523-8 – 514 Pinney Street

ROYSTER CORNERS, OUTLOT 3.

0710-092-2520-4 – 526 Pinney Street

ROYSTER CORNERS, LOT 60.

OWNERSHIP AND SALES HISTORY

Research of public records indicates that RDC Development, LLC is the owner of record of the subject property. The property was purchased from Agrium U.S. Inc. on December 28, 2011 for $100.00 via Warranty Deed #4827356 recorded at the Dane County Register of Deeds. This purchase included 21.284 acres of land that was considered a brownfield at the time. The developer reported that approximately $4 million was spent in site clean-up costs to bring the property to its current developable condition.

The property is not known to be actively listed for sale. However, the parcel at 551 Pinney Street is currently listed for lease as a build-to-suit 5,100 square foot single-tenant commercial building for $23.00 to $27.00 per square foot on net terms. In addition, this appraisal is being developed to assist the City of Madison in the negotiation to purchase the subject property

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EXPOSURE TIME

According to USPAP, exposure time is defined as:

> "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."[1]

The 1st Quarter 2025 *PwC Real Estate Investor Survey*® indicates a range of marketing times for the National Apartment Market from 3 to 15 months, averaging 6.9 months. Meanwhile, the 1st Quarter 2025 *PwC Real Estate Investor Survey*® indicates a range of marketing times for the National Strip Shopping Center Market from 3 to 15 months, averaging 8.2 months. Finally, the 1st Quarter 2025 *PwC Real Estate Investor Survey*® indicates a range of marketing times for the National Development Land Market from 3 to 15 months, averaging 9.5 months.

For the aggregate bulk subject property, we will project an exposure time of approximately **6 to 18 months** as a function of the concluded opinion of value. This is a wide range, which is reasonable given that land sales of multiple parcels with diverse potential uses rarely occur in the Madison area.

For the individual parcels, we would expect shorter exposure times as a function of the concluded opinions of value. The sites that are planned for **multi-family development** would likely have the greatest demand, and an estimated exposure time of **3 to 6 months or less** is concluded. The commercial lots that are likely more oriented to **office, retail or similar uses** are concluded to have a longer exposure time estimate of **6 to 18 months or less**.

SCOPE OF WORK

This report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). The scope of this appraisal required collecting primary and secondary data relative to the subject property. This data has been analyzed and confirmed, leading to the concluded opinion of value set forth in this report. This report includes the development of the sales comparison approach.

This appraisal is presented in an Appraisal Report format that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraisal process has been developed consistent with the terms of the engagement for this assignment.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

SOURCE	INFORMATION
City of Madison and Dane County	Subject and comparable information
Property Drive, Public Records, LoopNet, CoStar	Comparable sale and rental data
Appraiser's internal files	Comparable sale and rental data
PwC 1st Quarter 2025	Investor survey data
Tom Jilot (Ruedebusch Development and Construction)	Subject property data

1 Uniform Standards of Professional Appraisal Practice, Appraisal Standards Board of The Appraisal Foundation

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APPRAISAL DEVELOPMENT AND REPORTING PROCESS

Preparation of this appraisal included:

- An inspection of the subject property (as discussed above).
- Reviewing municipal records for information on taxes and assessments.
- Inspecting the subject property neighborhood.
- Gathering and confirming sales of comparable properties.
- Analyzing supply and demand conditions in the area.
- Considering the three traditional approaches to value (cost, sales comparison, and income capitalization approaches) and applying the applicable approaches to develop an opinion of value for the subject property.

ASSESSMENT AND TAX INFORMATION

The 2025 assessed values and estimated taxes (payable 2026) for the subject parcels are summarized in the following table.

2025 ASSESSMENTS AND ESTIMATED TAXES, PAYABLE IN 2026

Parcel Number	Land	Improvements	Total	Estimated Levy Rate	Estimated Levied Tax	Other Charges &/or Discounts	Special Assessments	Total Real Property Tax
0710-092-2704-4	$196,700	$0	$196,700	1.77030%	$3,482.17	$0.00	$17,679.10	$21,161.27
0710-092-1727-7	$199,700	$0	$199,700	1.77030%	$3,535.28	$0.00	$22,000.83	$25,536.11
0710-092-2706-0	$124,000	$0	$124,000	1.77030%	$2,195.17	$0.00	$34,479.09	$36,674.26
0710-092-2701-0	$70,500	$0	$70,500	1.77030%	$1,248.06	$0.00	$10,242.13	$11,490.19
0710-092-2523-8	$1,100	$0	$1,100	1.77030%	$19.47	$0.00	$8,652.54	$8,672.01
0710-092-2520-4	$606,900	$0	$606,900	1.77030%	$10,743.93	$0.00	$50,472.55	$61,216.48
Total	$1,198,900	$0	$1,198,900	1.77030%	$21,224.09	$0.00	$143,526.24	$164,750.33

DATE OF INSPECTION AND EFFECTIVE DATES OF VALUE

The property was physically inspected by Andrew G. Bussen, MAI and Robert Anderson on **September 30, 2025**, which corresponds with the effective date of value on an “as-is” basis.

COMPLIANCE AND COMPETENCY PROVISION

We are aware of the Competency Rule of USPAP, and within our understanding of this Rule, the appraisers comply with all mandatory requirements. Andrew G. Bussen, MAI, a Certified General Appraiser in the State of Wisconsin (#657) and Robert Anderson, a Certified General Appraiser in the State of Wisconsin (#2393) inspected the subject property and conducted the primary research, analysis, and writing of the appraisal report. The appraisers have a combined 42+ years of experience appraising commercial properties in the Madison area.

This is an Appraisal Report that is intended to comply with the development and reporting requirements set forth under Standard 1 and Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal has also been prepared in accordance with the terms of the engagement letter for this assignment.

DISCLOSURE OF PREVIOUS APPRAISAL(S) AS PER USPAP

USPAP also requires appraisers to disclose any prior services related to the subject property within the three-year period immediately preceding acceptance of this assignment. The appraisers have not performed any services related to the subject property within the three-year period immediately preceding acceptance of this assignment.

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UNAVAILABILITY OF INFORMATION

All information necessary to develop a reliable and credible opinion of value of the subject property was available, with the exception of the lack of availability of a current title insurance policy and subject to any Extraordinary Assumptions and Limiting Conditions noted in the following section of this report.

EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS

Please refer to the following section (Assumptions and Limiting Conditions) for a discussion of **Extraordinary Assumptions and Limiting Conditions** that are subject to this appraisal and the opinion of value contained herein.

PERSONAL PROPERTY, FIXTURES AND INTANGIBLE ITEMS

No personal property, fixtures or intangible items are included in this appraisal.

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GENERAL ASSUMPTIONS & LIMITING CONDITIONS

The legal description presented in the Addenda is assumed to be correct. The analysis assumes that this description accurately represents the subject property. A current survey was not provided. If further verification is required, a current ALTA survey is advised.

The only intended user of this appraisal is the client identified herein. There is no other intended user. No purchaser, seller, or borrower are intended users of this report. The fact that some party, other than the client, may have paid for the appraisal, either directly, or indirectly, does not make them an intended user.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.

Unless otherwise noted herein, it is assumed that there are no encroachments, zoning violations or restrictive covenants impacting the subject property.

Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.

This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of the report does not include the right of publication.

The appraiser is not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question unless prior arrangements have been made.

The statements of value and all conclusions shall apply as of the dates shown herein.

This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. No portion of the report stands alone without approval from the author.

The valuation stated herein assumes professional management and operation of the building(s) throughout the lifetime of the improvements, with an adequate maintenance and repair program.

The liability of Bussen Company and employees is limited to the client only and only up to the amount of the fees actually collected by Bussen Company in conjunction with this assignment. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.

The appraiser is not responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements, or cost, regardless of outcome; the client will hold Bussen Company completely harmless.

The appraiser is not qualified to detect the presence of toxic or hazardous substances or materials that may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Bussen Company and its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise

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attributable to toxic or hazardous substances or materials, including without limitation, hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gases, waste materials or other irritants, contaminants or pollutants.

The appraiser assumes no responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Bussen Company and its principals, agents, and employees shall not be liable for any costs, expenses, assessments, penalties, or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject were not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.

The appraiser has been retained to develop an opinion of value for the subject property and is not a property inspector. The “inspection” performed by the appraiser is more of an observation and is not intended to reveal defects in the mechanical systems, plumbing, electrical systems, structural integrity, roofing, or other components of the property and the appraiser does not claim to be an expert in those areas. There could be defects hidden behind floors, wall coverings, inside cabinets or closets or behind furniture or under rugs. It is not the responsibility of the appraiser to perform the kind of inspection designed to find those types of problems, nor would the appraiser have the expertise to detect or diagnose many of those issues even if something was discovered.

This appraisal is not an engineering or environmental inspection report and the appraiser is not acting as an inspector when preparing the report. An expert in this field should be consulted if an analysis of these issues is desired. As part of the visual inspection of the property, the appraiser has not inspected inaccessible areas. The appraiser is not required to disturb or move anything that obstructs access or visibility. The client and any other interested party not only has the right to have the property inspected by professional inspectors but is encouraged to do so.

It is an assumption of this appraisal that there are no adverse soils or subsurface conditions that would preclude the development, or redevelopment, of the subject site. It is therefore assumed that the site is geotechnically suitable for development.

EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS

It is noted that the site was formerly occupied by a fertilizer plant and was a brownfield when the current owner purchased the property in 2011. However, the owner reportedly spent approximately $4 million in site clean-up costs to bring the property to its currently developable condition. Therefore, this appraisal is based on the **Extraordinary Assumption** that the subject property has had acceptable environmental remediation completed and there is no detrimental impact on value.

A current title insurance policy was not available. It is assumed that typical utility easements exist on the parcel. It is also noted that there is a 50-foot transmission line easement that runs along the northern border of the parcel at 526 Pinney Street. A map of this easement is shown on Page 33 of the Exhibits section of this report. Because this easement falls along the northern fringe of the property and development is not expected to be positioned on the northerly 50 feet of the property, the easement is not deemed to have a negative impact on value. No other apparent adverse encroachments or adverse easements were noted from a physical inspection. However, the appraiser makes no guarantee in that regard. It is an **Extraordinary** Assumption of this report that there are no adverse easements or conditions.

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All of the subject parcels have outstanding special assessment balances totaling $143,526.24. Outstanding special assessment balances are typically paid at closing by sellers. We have not taken deductions for these remaining balances in our analysis. Therefore, this appraisal is based on the **Extraordinary Assumption** that these special assessment balances are paid off and are not transferred to a buyer.

Acceptance of and/or use of this report constitutes acceptance of all of the foregoing **General Assumptions and Limiting Conditions** and **Extraordinary Assumptions and Limiting Conditions.**

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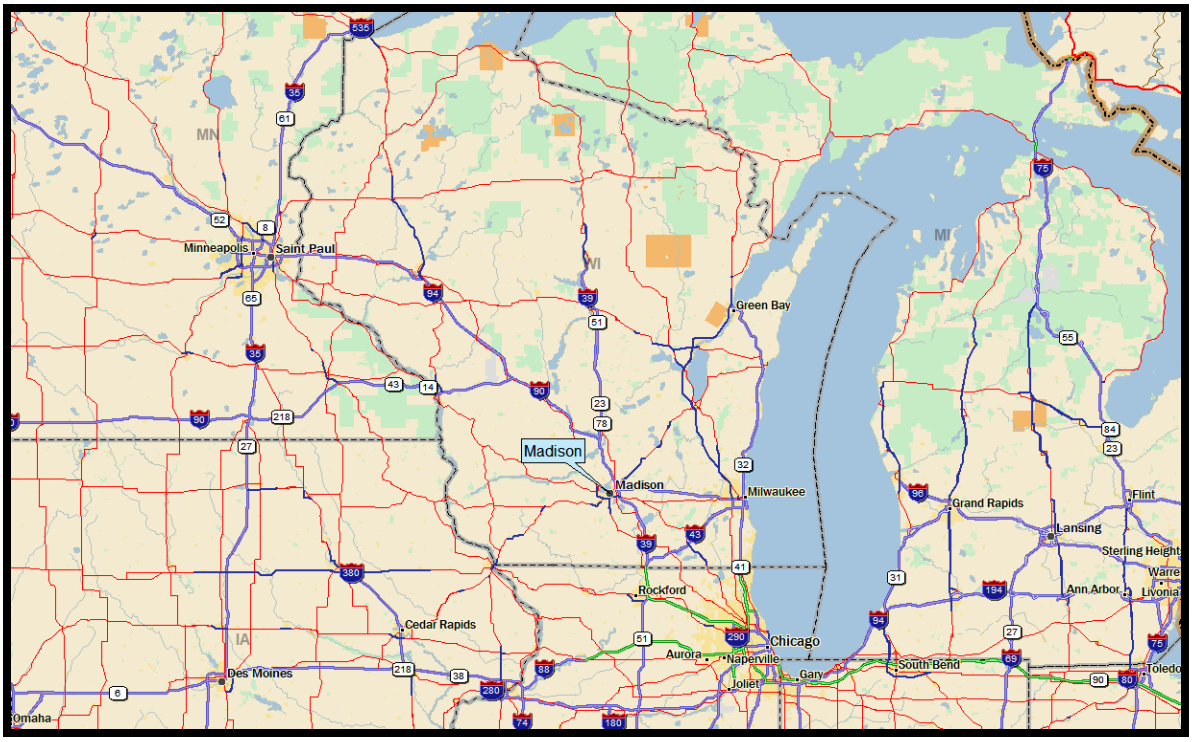
INTRODUCTION

The subject property is located within the City of Madison, Dane County, Wisconsin. The City of Madison, and in particular the subject's immediate area, is heavily dependent upon and directly influenced by metropolitan Madison's surrounds. Therefore, an overview of metropolitan Madison provides a basis for an understanding of the area dynamics insofar as they might affect the subject property. This section will present an overview of metropolitan Madison and its influences that would affect the subject property.

MARKET AREA OVERVIEW: MADISON AREA AND DANE COUNTY

Dane County is located in south central Wisconsin covering approximately 1,200 square miles and containing more than 60 cities, villages and towns. Outside of Madison and the surrounding communities, Dane County is primarily agricultural in nature. Approximately ½ of the County's population lives outside of Madison, though many residents commute for employment and education.

LOCATION MAP



Madison is Wisconsin's second largest city, the State Capital, home of the University of Wisconsin, and the County Seat for Dane County. It is located in the middle of Dane County and occupies a physically attractive setting on rolling topography set among four major lakes. Nearby cities include Milwaukee (77 miles); Chicago (150 miles); Dubuque (95 miles); Green Bay (132 miles); and Minneapolis (250 miles).

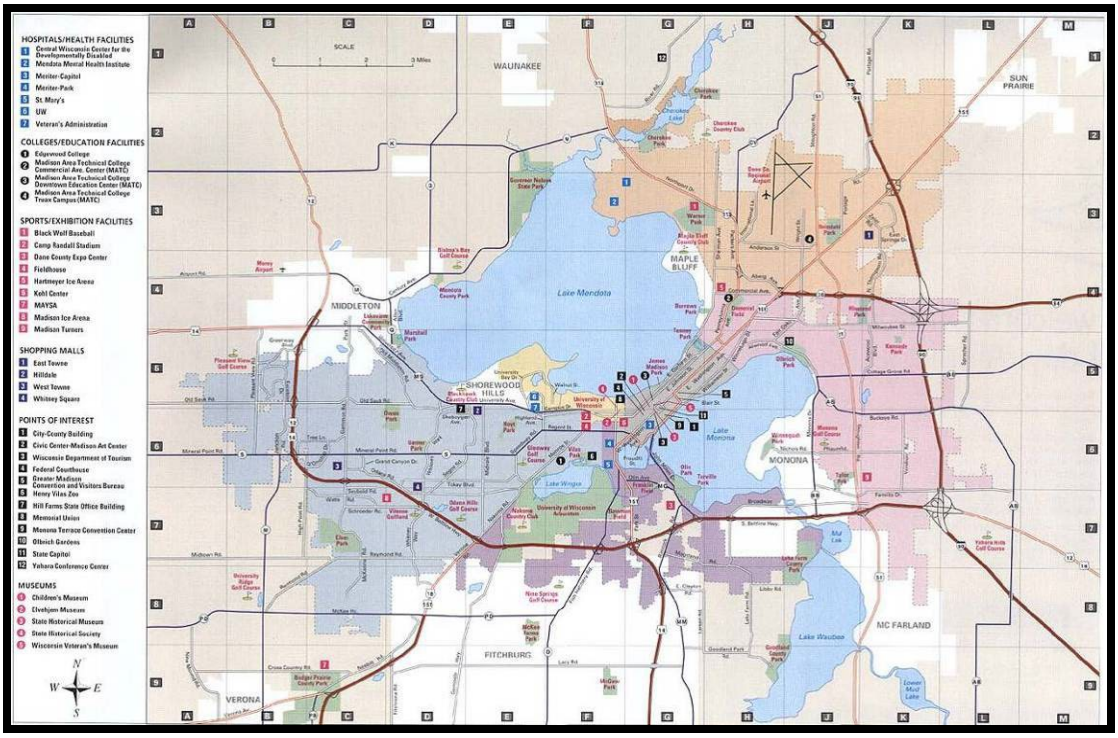
Similar to other metropolitan areas throughout the country, Madison's growth rate has trailed the county growth rate. This is largely due to the relative lack of developable land in Madison compared to neighboring communities and the nationwide trend of people moving to the surrounding towns located near the urban fringe.

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TRANSPORTATION

Madison and Dane County have good transportation linkages to these larger, nearby markets. Madison is located at the hub of a network of federal and state highways serving southern Wisconsin. Routes passing through Madison and Dane County include Interstate Highways 39/90/94; U.S. Highways #12, #14, #18, #51 and #151 and State Highways #19, #30, #69, #73, #78, #92 and #113.

MADISON AREA MAP



Automobile access throughout the Madison area is average. The city lacks an efficient cross-town freeway system. The east-west arterial streets that run through Madison ultimately have to be routed through the Isthmus between Lakes Mendota and Monona. This 10-block-wide stretch of land is densely developed with its earliest construction dating back to the mid-1800s. Therefore, cross-town traffic attempting to travel east-to-west or vice versa through Madison can sometimes experience congestion when going through the *isthmus* area. In order to compensate for this poor traffic pattern, the City of Madison and Dane County constructed the Beltline Highway system to ring the city. The Beltline Highway, around the east, south, and west sides of the city, provides much more efficient traffic circulation in these peripheral areas.

Dane County Regional Airport/Truax Field, an FAA-certified airport owned and operated by Dane County, provides air service to surrounding regions. It is the second largest commercial airport in the State of Wisconsin, second only to Mitchell Field in Milwaukee. Dane County Regional Airport served over 2.3 million commercial passengers in 2024 and typically has over 100 daily commercial flights. Major air carriers include Delta, United, American Eagle, Frontier, and various air-links to international hubs in Minneapolis, Chicago, and Detroit.

Four inter-city bus lines provide daily scheduled services between Madison and major Wisconsin and Midwestern cities. Rail freight service is provided to Madison businesses by the Chicago and Northwestern Railroads, the Soo/Milwaukee Railroad, and the Wisconsin and Southern Railroads. The closest Amtrak passenger rail service is from Columbus, Wisconsin approximately 35 miles to the northeast and Milwaukee, Wisconsin, approximately 75 miles to the east.

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The city-operated Madison Metro provides public bus service, recording approximately 9.5 million annual rides in 2023 using a fleet of 218 buses across 62 routes. The earlier hybrid buses introduced in 2007 and 2010 have been phased out, and in 2022, the first all-electric buses joined the fleet—followed by an order of 46 articulated New Flyer Xcelsior CHARGE NG electric buses designated for the new East–West Bus Rapid Transit (BRT) corridor. Madison's revised emissions goals now aim to transition roughly one-third of the 192-bus fleet to electric by 2025, with a long-term objective of reaching 50% zero-emission vehicles by 2035. In June 2023, a comprehensive network redesign was implemented to optimize connections, improve service frequency, and support integration with the BRT routes—an overhaul that has since fueled steady ridership increases, with April 2025 ridership surpassing pre-pandemic levels.

POPULATION

An analysis of the area's population, including age distribution, employment, and educational levels, indicates past, present, and probable future effects of these demographic changes as they relate to Dane County, the city of Madison, and ultimately the subject property. The overall population base for Madison and Dane County has grown steadily over the past decade. This growth is projected to continue. A population summary for the city of Madison and Dane County are illustrated in the following table.

Area	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census	2024 Projection
Madison	170,616	190,766	208,054	233,209	269,840	291,037
Dane County	323,545	367,085	426,526	488,073	561,504	588,347
Aggregate	N/a	11.81%	9.06%	12.09%	15.71%	7.86%
Growth/Period	N/a	13.46%	9.78%	14.38%	15.05%	4.78%

Source: U.S. Census Bureau and Wisconsin Department of Health Services

GOVERNMENT



The City of Madison serves as the capital of Wisconsin and is one of eight incorporated cities within Dane County, along with Fitchburg, Middleton, Monona, Stoughton, Sun Prairie, Verona, and Edgerton. Dane County also includes 28 villages and 34 towns. Madison is governed by a Common Council consisting of 20 alderpersons, each representing a district, and is led by an elected mayor. The city maintains more than 50 boards, commissions, and committees to support its legislative and administrative functions. At the county level, Dane County is overseen by a 37-member Board of Supervisors and an elected County Executive. As of late 2024, Melissa Agard holds the role of County Executive. The county operates with over 65 committees, boards, and commissions that address a wide range of policy, planning, and oversight responsibilities across the region.

City government is directed by the mayor, who is the chief executive officer of the city, and by the Madison Common Council. The City of Madison offers full-service government with full time police and fire protection. In addition to city government, county government has an impact on the area. The county's largest responsibilities are building and maintaining highways and operating welfare programs. In summary, the full range of services offered by the City of Madison and Dane County help foster a more stable environment. This has a positive influence on the subject property.

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EMPLOYMENT SECTOR

Unemployment in the Madison area dropped steadily after 2010, staying below 4% from 2014 moving forward. In July 2025, Dane County's unemployment rate held at 2.7%, slightly higher than July 2024, when it was at 2.6%, while the Madison Metro statistical area reported a rate of 2.5%, slightly up from 2.4% a year earlier. Over the same period, Wisconsin's statewide unemployment was 3.1%, increasing from 2.9% in July 2024.

Madison's economic base is generally diversified. Much of the area's historical growth has been attributable to Madison being a governmental center and to the presence of the State's largest university. While government related employment still has a strong influence on the economy, the area's high tech resources and excellent quality of life have attracted numerous private firms, world-class health care and a number of insurance company headquarters. Major private industries in the metro area are medical and insurance related. The Madison area is home to four hospitals and over 100 clinics and urgent care centers. Four insurance companies, including CUNA Mutual, American Family, WPS, and General Casualty (subsidiary of QBE North America) have headquarters in the area, while numerous others have significant offices here, including National Guardian Life, Farm Bureau Life, WEA Insurance Trust and Sentry Insurance. In addition, with the university and two research parks dedicated to research firms, the area is attractive locally, nationally, and globally for firms looking to tap into an excellent, high-tech market.

The largest employers in the Madison area (excluding government entities) are as follows:

No.	Employer	# of Employees (FT/PT)	Product Type or Description
1	UW Health	10,150/6,988	Health care provider
2	Epic Systems Corp.	12,200/0	Health care software developer
3	SSM Health	4,078/1,467	Health care provider
4	Exact Sciences Corp.	2,934/0	Biomedical diagnostics
5	American Family Insurance	2,364/22	Insurance
6	Thermo Fisher Scientific	2,200/0	Clinical research
7	UnityPoint Health-Meriter	820/2,344	Health care provider
8	Stoughton Trailers	1,256	Transportation equipment
9	Promega Corp.	1,194/32	Health care manufacturer
10	TruStage	1,098/18	Insurance
11	Sub-Zero Group	1,101/0	Kitchen appliance manufacturer
12	Hooper Corp.	950/20	Construction, HVAC, Plumbing
13	ETC (Electronic Theatre Controls)	900/23	Lighting/controls manufacturing
14	Findorff	857/2	Construction
15	Zimbrick	804/137	Auto Dealer

Source: *2025 Book of Lists "In Business Madison" magazine*

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GOVERNMENT EMPLOYMENT



Government jobs continue to anchor the Madison and Dane County economies, accounting for roughly 25% of total employment in the Madison metro area. With about 353,100 total jobs recorded in Dane County in 2023, this equates to approximately 88,300 government-sector positions. State government alone provides an estimated 30,000 jobs, while UW–Madison employs approximately 24,200 faculty and staff, according to BLS occupational data. The Madison Metropolitan School District contributes roughly 4,000 staff positions, and Federal employment accounts for about 5,300 jobs. UW Health's system, now integrated with the university, further bolsters public-sector employment with its large hospital and clinic footprint. The dominance of government jobs is followed by the service—which includes education and health—and wholesale and retail trade sectors, confirming a well-diversified and stable economic base.

RESEARCH / HI-TECH

High-tech companies have grown rapidly in the area, more than doubling since 1980. Although less visible, manufacturing growth has also been impressive. Overall, the area is not reliant to any one industry and will not be affected by a slump in any particular segment. Companies specializing in high-tech industry are playing an increasing role in the Madison area economy. Biotechnology, medical/biomedical researchers, microelectronics software and other computer-related firms dominate Dane County's research community. These high technology companies include more than 400 businesses and employ more than 22,000 people.



Research activity on the University of Wisconsin-Madison campus is a major stimulus for growth in high-tech industries. The University of Wisconsin-Madison has the highest research budget of any University in the nation related to non-classified research. The University maintains numerous resources for businesses interested in accessing research facilities and programs. Grants, venture capital, and loans are available to help businesses further their research and development goals. Research is taking place in the fields of medicine, genetic engineering, robotics, highway planning, agriculture, aviation and aeronautics, and zoology, among others.

AGRICULTURE

Agriculture remains a significant economic pillar in Dane County, although the extent has shifted from earlier estimates. As of 2020, approximately 49% of the county's land area (about 378,000 acres) was in agricultural use—primarily corn, soybeans, and hay—down from previous figures. In 2017, farmland peaked at 64% of land use, but improved mapping in 2020 lowered that estimate to the current 49%. Dane County leads the state in the total market value of agricultural products sold, reaching $653 million in 2022, with roughly 56% derived from livestock, poultry, and dairy, and the remainder from crops. The county ranks 5th in Wisconsin for dairy production, with dairy operations contributing the bulk of livestock value—approximately $470 million in 2017. While historically cash crops included corn, oats, tobacco,

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and alfalfa, tobacco has since become negligible, accounting for less than 1% of land use by 2020. Dane County performs in the top quarter of U.S. counties across more than a dozen commodity groups, including specialty crops. The county hosts the World Dairy Expo, recognized as North America's largest dairy-focused trade show with over 1,600 cattle exhibitors and 500-plus companies attending annually.

EDUCATION



Dane County is served by 21 public school districts and 43 private schools. The Madison school district is the largest in Dane County. The University of Wisconsin-Madison is consistently ranked in the top ten of the nation's educational institutions. The University of Wisconsin-Madison is the flagship of the state's university system and plays a major role in both Madison and Dane County. It is a major employer in the area, and it attracts over 52,000 students in its undergraduate, graduate, and specialty schools. The University also attracts businesses and capital with its research in science and engineering.

Madison is also the home of other important state educational programs. Madison Area Technical College (Madison College or MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for nearly 40,000 students.

RECREATIONAL AND CULTURAL



Dane County and the City of Madison have over 29,000 acres dedicated for public use. The focal point of recreational activities in the Madison area is centered on sporting and cultural functions related to the University of Wisconsin-Madison and the chain of lakes inter-connected by the Yahara River. These lakes include Mendota, Monona, Waubesa, Kegonsa, and Upper and Lower Mud lakes.

Other recreational facilities in Dane County include 15 public golf courses, 182 camping sites, more than 150 miles of hiking trails, over 150 miles of bike trails, public hunting grounds, snowmobile trails, downhill and cross-country skiing facilities, over 50 named lakes, and more than 400 miles of streams and rivers.

The City of Madison is host to the annual Ironman Wisconsin race event, attracting athletes from around the globe. This race features a 2.4-mile swim in Lake Monona, a 112-mile bike ride through rural Dane County, and a 26.2-mile run through downtown Madison. Other activities include the Dane County Farmers Market, the Madison Marathon, the Madison Paddle & Portage, among other events, many of which are centered on the State Capitol concourse and the lakeshore areas.

The Monona Terrace Convention Center, which has been based upon a Frank Lloyd Wright design, draws meetings and conventions locally, regionally, and nationally. This facility is located fronting Lake Mendota off of the Capitol Square concourse. Its construction has fueled greater demand for products, services, and real estate in the downtown area.

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SUMMARY

Madison and the Dane County area have historically been regarded as having a high quality of life and stable economic base. The areas strong economy, employment base, governmental influence, and growing housing market are all indicators of a strong and healthy local economy. Madison has been recognized as a premier location by the following publications:

- Diversitydatakids.com – #1 - Best Places in the U.S. for Raising Children - 2020
- Peopleforbikes.org – #2 - Best Cities for Bikes - 2020
- Zippia.com – #4 - Greenest Cities in the US - 2020
- Livability.com – #3 - Top 100 Places to Live - 2020
- Men's Health – #2 - Happiest Cities in America - 2020
- Money Magazine – #1 - 10 Best Places to Retire in America - 2020
- Livability.com - #1 - Best Places to Live - 2022
- US News & World Report – #6 - Best Places to Live for Quality of Life - 2022
- Government Technology - #6 - Digital Cities Survey – 2022
- CBS News - #15 - Best Places to Live in the US - 2022
- American Fitness Index - #6 - Fittest Cities in America – 2023
- Trust for Public Land - #13 - ParkScore® for 100 Largest US Cities – 2023
- US News & World Report – #14 - Best Places to in the US (#3 metro-level) - 2024
- League of American Bicyclists – Platinum Level Bicycle Friendly Community – 2024



Madison and Dane County's strong economies have had a positive effect on the real estate market as a whole. Occupancy levels for commercial and multifamily properties are considered to be strong, with market rent levels being stable to increasing. The Dane County area has seen some of the lowest vacancy levels and highest rental increases in the state. We expect these economic indicators to remain strong for the foreseeable future.

Dane County is well known for its high quality of life and stable economic base. The Madison area is home to the State Capitol, the University of Wisconsin and several large companies that have created a diversified economy. Overall, the area is not reliant to any one industry and will not be affected by a slump in any particular segment. The highly educated population is continuing its steady growth. Madison's strong economy has had a positive effect on its real estate market. Overall, the long-term prospects for the county and its real estate market conditions are positive.

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INTRODUCTION

The subject parcels are located on or near Cottage Grove Road in what is generally regarded as the east side of Madison, Wisconsin. A general discussion of nearby influences forms a basis for understanding the competitive position of the subject property within its microeconomic submarket.

ROYSTER CORNERS OVERVIEW

The subject property is part of a large redevelopment project in the neighborhood known as Royster Corners, which began construction in early 2015. The site was home to the previously abandoned Royster-Clark fertilizer plant and required approximately $4 million in site clean-up costs to bring the property to its current developable condition. Pinney Lane Apartments, which contains 70 units of affordable housing, was the first completed building on the site and opened in the spring of 2016.

The development includes a mixed-use building along Cottage Grove Road that contains 86 apartment units, first floor retail space and a new City of Madison library branch. This portion of the development was completed in 2019/2020. In addition, an 88-unit apartment building was constructed on the site in 2022. In addition, there are 41 residential lots in the northwest corner of the site that have been fully developed with single-family homes. The future plans for the site also include two free-standing office/retail buildings, a 36-unit apartment building, a 34-unit apartment building and a 178-unit mixed-use apartment building with 2,200 square feet of commercial space. A site plan for the aggregate Royster Corners development is presented below.



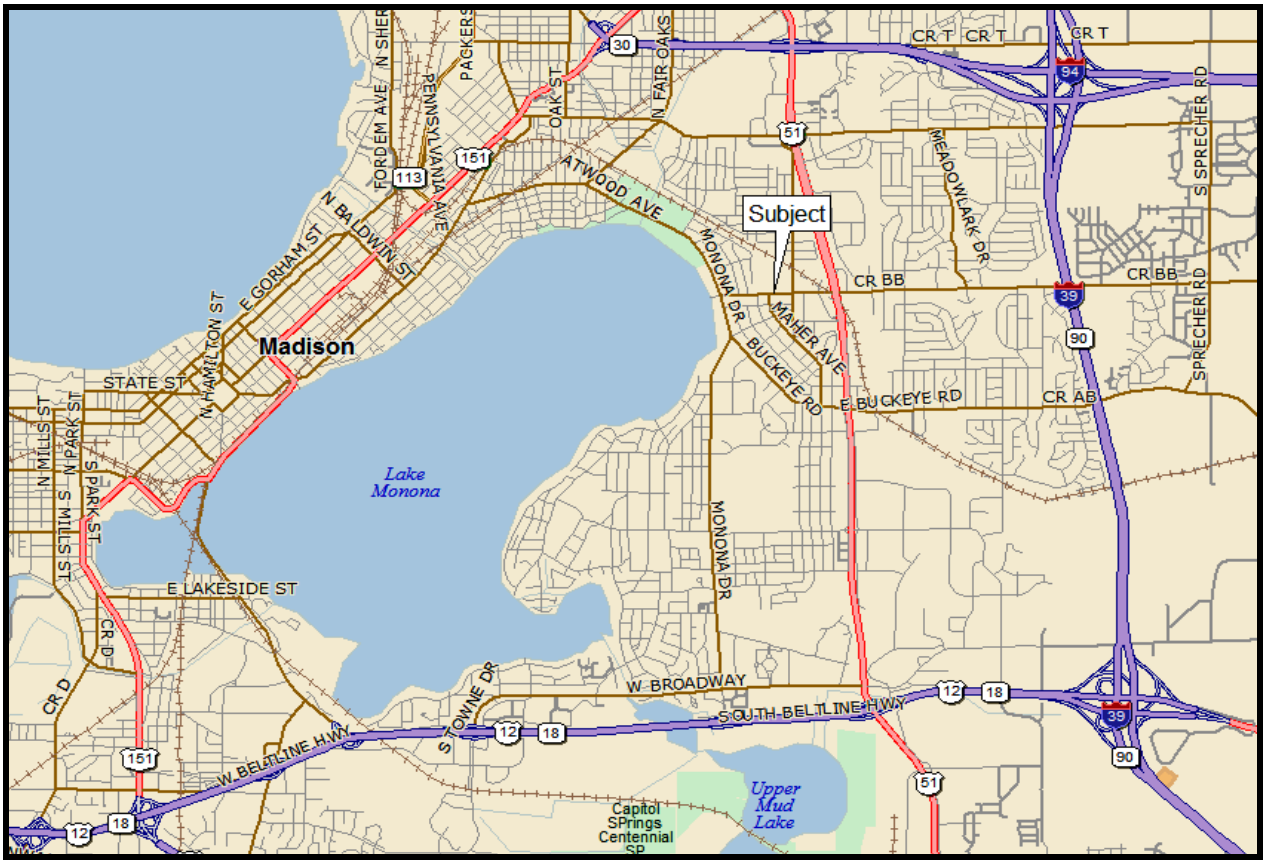
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TRANSPORTATION LINKAGES

The subject parcels are located on or just off of the 400 and 500 blocks of Cottage Grove Road. The intersection of Cottage Grove Road and Stoughton Road is located two blocks east of the subject property and represents an overpass/underpass with traffic-controlled on-ramps and off-ramps from Stoughton Road (U.S. Highway 51) to Cottage Grove Road. Cottage Grove Road is also known as County Highway BB.

Cottage Grove Road also passes over Interstate 39/90 approximately ten blocks east of the subject property. As can be seen in the following map, the subject property is essentially located in a "pocket" between Monona Drive and Interstate 39/90. Cottage Grove Road passes over Interstate 39/90 but does not provide access to the Interstate Highway system. Interstate 90/94 is accessed by traveling north on Stoughton Road to Highway 30 or south to the Beltline Highway, both of which provide access to Interstate 39/90/94.

A map depicting the location of the subject in relation to greater Madison is presented below:



Transportation linkages to the east side of Madison extending east towards the Village of Cottage Grove (approximately five miles east of Madison off of Cottage Grove Road) are rated as average. Stoughton Road runs parallel to I-90/94 and is the main north-south corridor in east Madison. Stoughton Road has an average daily traffic count in excess of 54,000 in the vicinity of the subject property. Stoughton Road is heavily lined with commercial uses, most of which are accessed via frontage roads along both sides of Stoughton Road. Cottage Grove Road has an average daily traffic count in excess of 17,000 vehicles near the subject property.

In addition, Cottage Grove Road extends a few blocks to the west and intersects Monona Drive. Monona Drive borders Lake Monona and extends to the north and west around Lake Monona, providing the most efficient way to get from the subject property to downtown Madison.

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SURROUNDING LAND USES

The area surrounding the subject property contains older and established commercial and residential uses. Light industrial and retail uses border the site to the north and east off Cottage Grove Road and across Stoughton Road. An older and established residential neighborhood borders the property to the south and west.

The east side of Madison is generally older and established as compared to the west side of Madison, which has been the primary area of growth in the Madison area. The east side of Madison generally has a “blue collar feel” with a mostly average-priced housing stock and the primary industrial and warehouse “pockets” in the Madison area.

Cottage Grove Road is predominantly developed with commercial, multi-family and specialty-type uses (such as the subject). Extending to the east toward Interstate 39/90, property uses transition to predominantly single-family residences. Infill streets to the north and south of Cottage Grove Road are primarily developed with older (1960’s and 1970’s vintage) single-family residences.

A YMCA health club/fitness center is located one block east of the subject property, which is a good demand generator for the neighborhood. A few blocks west of the subject property, near the intersection of Cottage Grove Road and Monona Drive is the former Madison Public Library-Pinney Branch. This branch recently moved into the Royster Corners redevelopment. This former library site was redeveloped with a 126-unit multi-family development with 2,000 to 3,000 square feet of first floor commercial space. The development includes 109 affordable units. Further west, across Monona Drive is Lake Monona.

SUMMARY

The subject property has a convenient location off of Stoughton Road in an older and established area on the east side of Madison. The new housing stock forming out of the Royster Corners development stands to invigorate the surrounding neighborhood and bodes well for the demand and appeal of the subject property. Overall, the subject’s neighborhood is expected to remain relatively stable with the potential for additional in-fill development into the foreseeable future.

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PROPERTY DESCRIPTION

PROPERTY IDENTIFICATION: Six vacant parcels planned for multi-family/commercial development

PROPERTY LOCATION: 404 Cottage Grove Road, 501 Grand Oak Trail and 514, 526, 533 and 551 Pinney Street
Madison, Wisconsin 53714

CURRENT OWNER OF RECORD: RDC Development, LLC (an entity controlled by Ruedebusch Development & Construction)

PROPERTY DESCRIPTION: The subject property consists of six vacant parcels located on or near the 400 and 500 Blocks of Cottage Grove Road on the east side of Madison. The parcels are located approximately two blocks west of the South Stoughton Road and Cottage Grove Road interchange. The subject property is currently owned by RDC Development, LLC (an entity controlled by Ruedebusch Development & Construction). The six subject parcels are summarized as follows:

501 Grand Oak Trail is located at the northeast corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±37,444 square feet or ±0.86 acres. It is preliminarily planned for the development of a three-story apartment building with 36 units. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of NMU, Neighborhood Mixed-Use.

404 Cottage Grove Road is located at the northwest corner of the intersection of Cottage Grove Road and Royster Oaks Drive. This parcel contains ±40,380 square feet or ±0.93 acres. It is preliminarily planned for the development of a three-story apartment building with 34 units. This parcel is currently zoned TR-U2, Traditional Residential – Urban 2 District and has a future land use designation of NMU, Neighborhood Mixed-Use.

533 Pinney Street is located on the south side of Pinney Street. This parcel contains ±23,958 square feet or ±0.55 acres. It is planned for the development of a small office or retail building. It is also currently improved with seven surface parking stalls along its eastern border. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment.

551 Pinney Street is located at the southwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±14,322 square feet or ±0.33 acres. It is planned for the development of a small office or retail building. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment.

514 Pinney Street is located on the north side of Pinney Street. This parcel contains ±35,793 square feet or ±0.82 acres. It is not currently planned for future development. This parcel is currently zoned TR-C3, Traditional Residential – Consistent District 3 and has a future land use designation of P, Parks and Open Space.

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526 Pinney Street is located at the northwest corner of the intersection of Pinney Street and Dempsey Road. This parcel contains ±122,643 square feet or ±2.82 acres. It is planned for the development of a five-story, 178-unit apartment building with ±2,200 square feet of commercial space. This parcel is currently zoned TE, Traditional Employment District and has a future land use designation of E, Employment as per the City of Madison. It is also noted that 514 and 526 Pinney Street are adjacent and the higher density development on 526 Pinney Street appears to be supported by the lack of development/availability of open area on 514 Pinney Street. Therefore, these parcels will be valued together as one 3.64-acre site.

ZONING: The subject parcels at 501 Grand Oak Trail, 533, 526 and 551 Pinney Street are zoned TE, Traditional Employment. This district is established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Employment locations. Residential uses are of secondary importance. However, it is noted that the parcel at 526 Pinney Street received conditional use approval for the development of a mixed-use building. In addition, the parcel at 501 Grand Oak Trail is planned for the development of a 36-unit apartment building.

The parcel at 404 Cottage Grove Road is zoned TR-U2, Traditional Residential-Urban District 2. The TR-U Districts 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. Permitted uses in this district are generally limited to multi-family developments ranging from 3 to 36 units. Buildings with greater than 36 units are considered conditional uses within this district. Building heights in this district are limited to five stories with densities ranging from 14-124 units per acre. The parcel at 404 Cottage Grove Road is planned for the development of a 34-unit apartment building.

The subject parcel at 514 Pinney Street is zoned TR-C3, Traditional Residential-Consistent District 3. The TR-C Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. Permitted uses within this district are limited to single-family and two-unit buildings. There are no conditional residential uses within this district. Building heights in this district are limited to two stories with densities ranging from 7-10 units per acre.

FUTURE LAND USE: As shown in the future land use map on a following page, the subject parcels at 501 Grand Oak Trail and 404 Cottage Grove Road are in the NMU, Neighborhood Mixed-Use future land use area.

The Neighborhood Mixed-Use (NMU) category includes relatively small existing and planned Activity Centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Development and design within NMU areas should be compact and walkable, ideally adjacent to existing or planned transit. NMU areas should be well connected and integrated into

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neighborhoods, and development should be transit-oriented, even in areas where transit service does not exist yet. Buildings in NMU areas should be oriented towards streets, with buildings close to public sidewalks. On-street parking is recommended where practical, with private off-street parking placed primarily behind buildings, underground, or shielded from public streets by liner buildings.

While new buildings in NMU areas are expected to be two to four stories in height, single-story buildings may be supported in very limited circumstances. Residential densities in this area are limited to 70 units per acre.

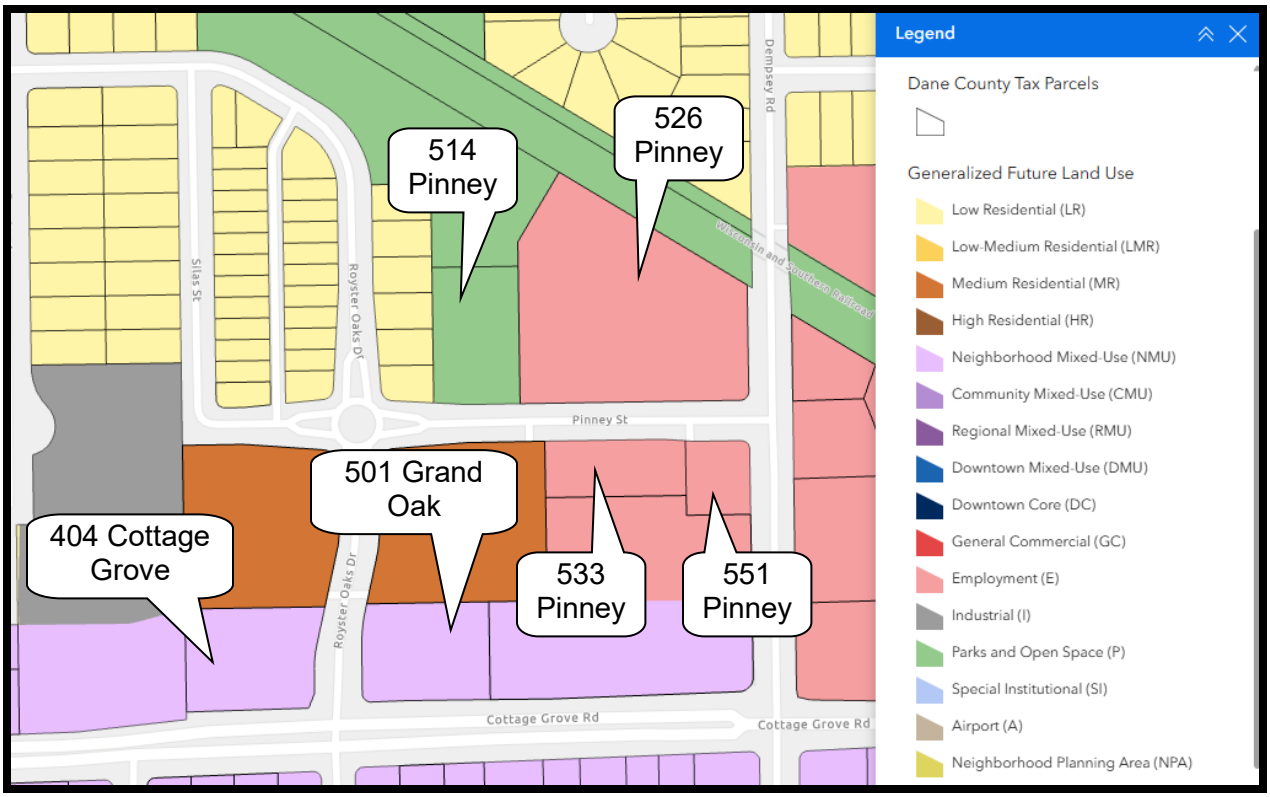
Meanwhile, the subject parcels at 526, 533 and 551 Pinney Street are in the E, Employment future land use area.

Employment (E) areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. They generally do not include retail and consumer service uses for the wider community but may include limited retail and service establishments that primarily serve employees and users of the area. E areas are not generally recommended for residential uses, especially those that are adjacent to highways due to noise impacts, though such uses may be considered as part of a conditional use under relevant zoning districts when there is adequate access to parks, transit, and a walkable street network. The need to retain employment areas that have highway access and visibility should also be considered.

Finally, the subject parcel at 514 Pinney Street is in the P, Parks and Open Space future land use area.

The Parks and Open Space (P) category includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, urban agriculture, community gardens, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and city residents. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible. Note that areas mapped as Parks and Open Space in newly developing parts of the city are preliminary and may be refined as plats are submitted.

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TOPOGRAPHY: The parcels are predominantly level. Drainage patterns appear to generally slope to nearby storm sewers on or around the site.

UTILITIES: All municipal utilities are available to the property.

SHAPE & FRONTAGE: The subject parcels are generally rectangular in shape with the exception of the parcel at 526 Pinney Street. The parcels have frontage along Cottage Grove Road, Royster Oaks Drive, Pinney Street and Dempsey Road.

DENSITY: The proposed uses for each of the subject parcels and the development densities for the parcels planned for multi-family development are summarized in the following chart.

It is noted that the proposed unit counts are sourced from current ownership's conceptual plans for the parcels, which are presented in the Addenda of this report. In addition, it is noted that discussions with a current owner representative indicated that they previously submitted a four-story, 138-unit development proposal to the City of Madison for the subject parcel at 526 Pinney Street, which was approved as a conditional use. However, the City reportedly pushed for a higher density proposal. Therefore, the plans were adjusted for a five-story, 178-unit development. This new proposal has not yet been formerly approved. However, considering that the City reportedly requested higher density, we have applied this higher unit count in our analysis.

Please note that the higher density on the parcel at 526 Pinney Street appears to be possible by the lack of development on the parcel at 514 Pinney Street. The implied density across both of these parcels would equate to 48.94 units per acre as shown in the following chart.

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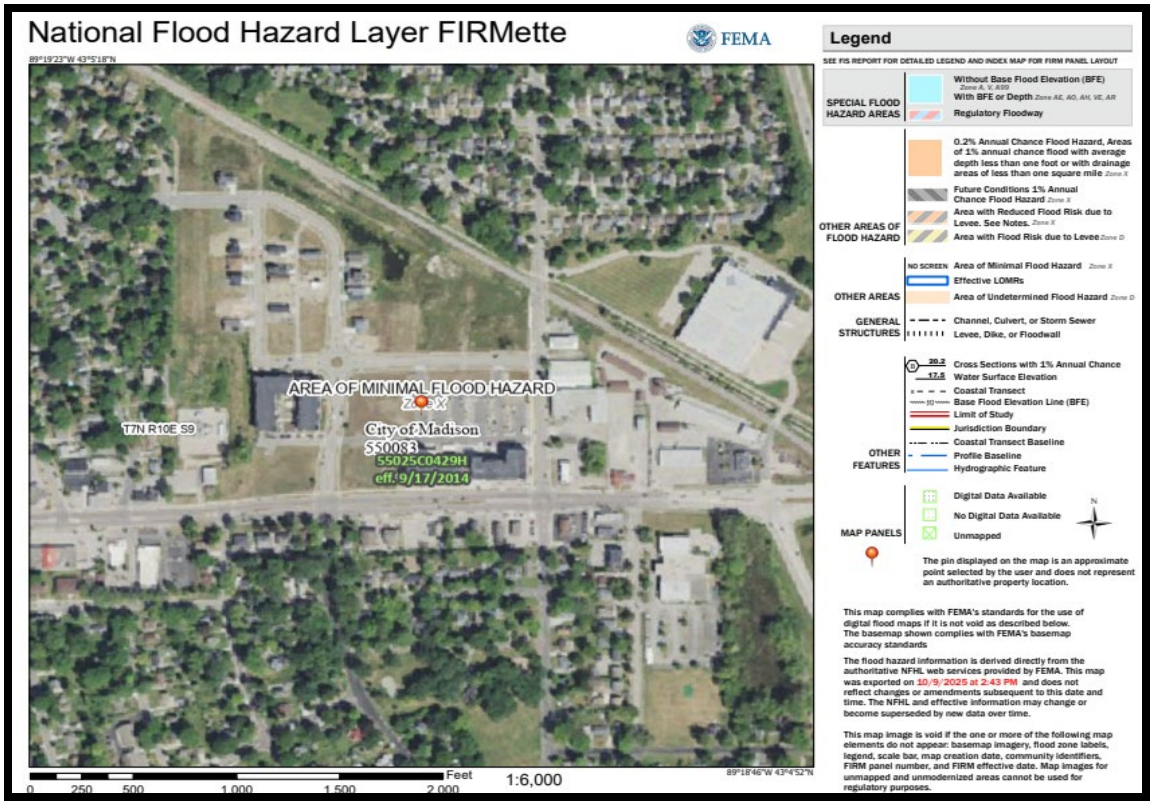
Address	Parcel Number	Site Size (SF)	Site Size (Acres)	Planned Use	Density
501 Grand Oak Trail	0710-092-2704-4	37,444 SF	0.86 acres	3-Story, 36-Unit Apartment	41.88 units/acre
404 Cottage Grove Road	0710-092-1727-7	40,380 SF	0.93 acres	3-Story, 34-Unit Apartment	36.68 units/acre
533 Pinney Street	0710-092-2706-0	23,958 SF	0.55 acres	Commercial	N/A
551 Pinney Street	0710-092-2701-0	14,322 SF	0.33 acres	Commercial	N/A
514 Pinney Street	0710-092-2523-8	35,793 SF	0.82 acres	Remain Undeveloped	Included Below
526 Pinney Street*	0710-092-2520-4	122,643 SF	2.82 acres	5-Story, 178-Unit Mixed-Use	48.94 units/acre
Total		274,540 SF	6.30 acres		

*Density shown for this parcel also reflects the land area of the parcel at 514 Pinney Street

EASEMENTS AND ENCROACHMENTS: A current title insurance policy was not available. It is assumed that typical utility easements exist on the parcel. It is also noted that there is a 50-foot transmission line easement that runs along the northern border of the parcel at 526 Pinney Street. A map of this easement is shown on Page 33 of the Exhibits section of this report. Because this easement falls along the northern fringe of the property and development is not expected to be positioned on the northerly 50 feet of the property, the easement is not deemed to have a negative impact on value.

No other apparent adverse encroachments or adverse easements were noted from a physical inspection. However, the appraiser makes no guarantee in that regard. It is assumed for purposes of this report that there are no adverse easements or conditions.

FLOOD PLAIN: We have reviewed the FEMA website for information related to the floodplain status of the subject property. Based on the available information, the subject property appears to be located in Zone X, which is considered to be outside of the 500-year flood plain. This information is contained in Flood Insurance Rate Map with Community Panel Number 55025C0429H with an effective date of September 17, 2014. An image of this map is presented as follows.



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SITE IMPROVEMENTS: Most of the parcels are vacant and unimproved. However, there is a driveway dissecting the parcels at 533 and 551 Pinney Street. In addition, there are seven surface parking stalls on the parcel at 533 Pinney Street that are currently utilized by the adjacent developments.

SITE RATING CONCLUSION: The site's size and shape are functional for development, with no adverse conditions noted. The site is located two blocks west of the intersection of Cottage Grove Road and Stoughton Road. The property has convenient access from the on-ramp/off-ramp system from Stoughton Road and has convenient access to the east side of Madison.

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View of the Subject Parcels at 404 Cottage Grove Road (Left) and 501 Grand Oak Trail (Right) Looking North from the Intersection of Cottage Grove Rd and Royster Oaks Drive



View of the Parcel at 404 Cottage Grove Road Looking South from the Pinney Lane Apartments Parking Lot

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View of the Parcel at 501 Grand Oak Trail Looking East from Royster Oaks Drive



View of the Parcel at 514 Pinney Street Looking Northwest from Pinney Street

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View of the Parcel at 526 Pinney Street Looking Northeast from Pinney Street



View of the Parcels at 526 Pinney Street (Foreground) and 514 Pinney Street (Background) Looking West from Dempsey Road

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View of the Parcel at 551 Pinney Street Looking East from a Shared Driveway



View of the Parcel at 551 Pinney Street Looking North from a Shared Driveway

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View of the Parcel at 533 Pinney Street Looking West from a Shared Driveway



View of the Parcel at 533 Pinney Street Looking East from a Shared Driveway

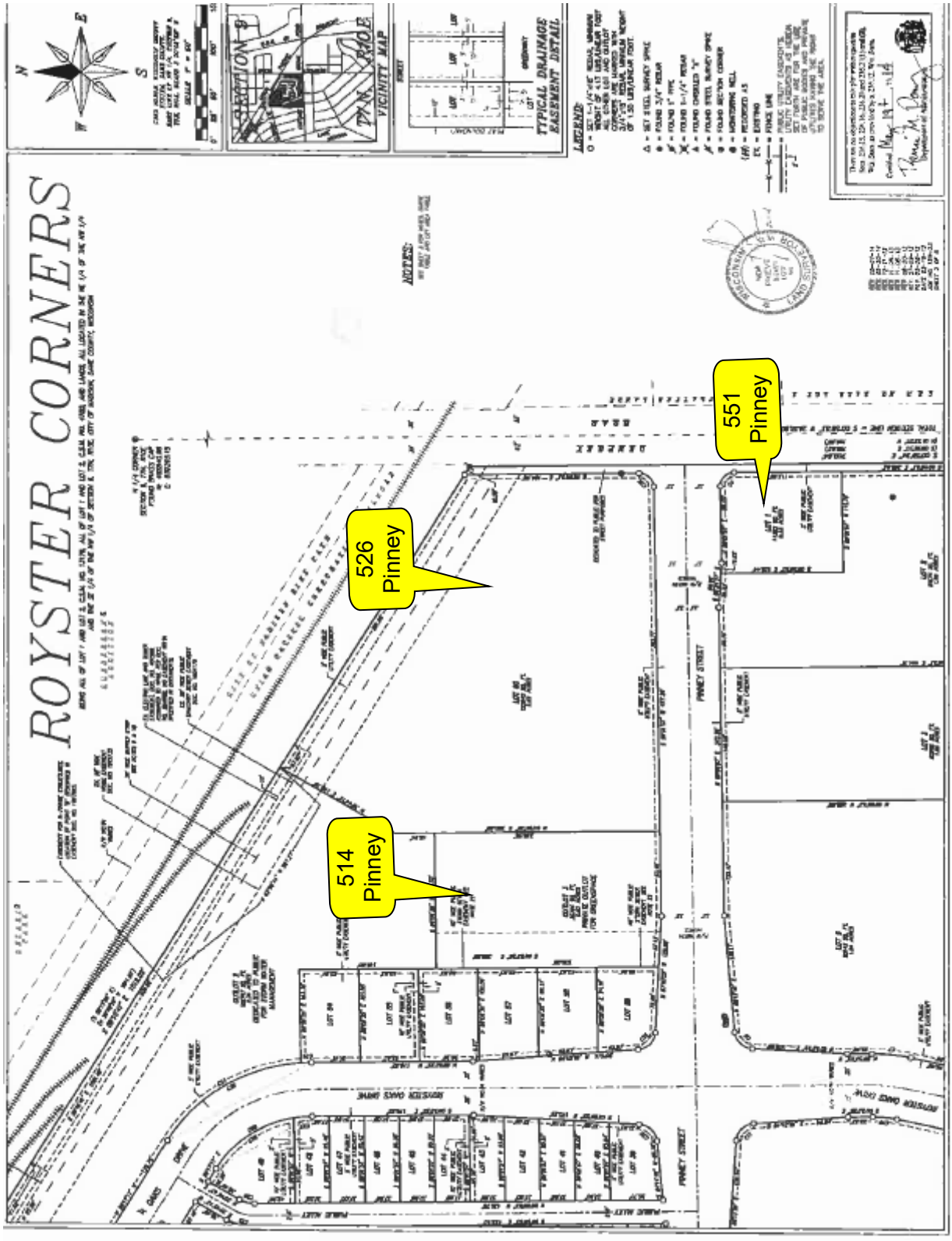
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Aerial View with Parcel Overlay



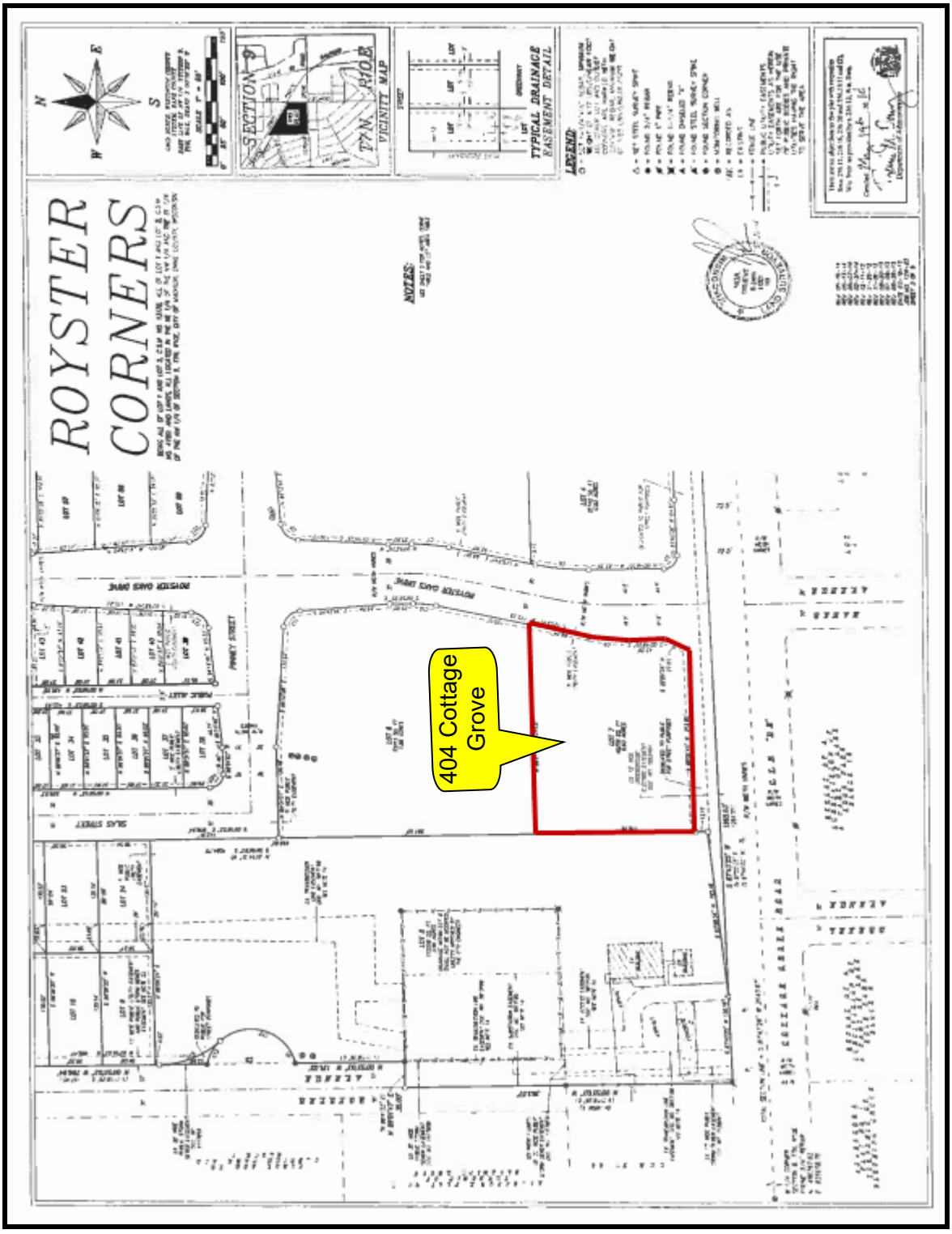
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Plat Map – Subject Includes Lots 1 and 60 and Outlot 3



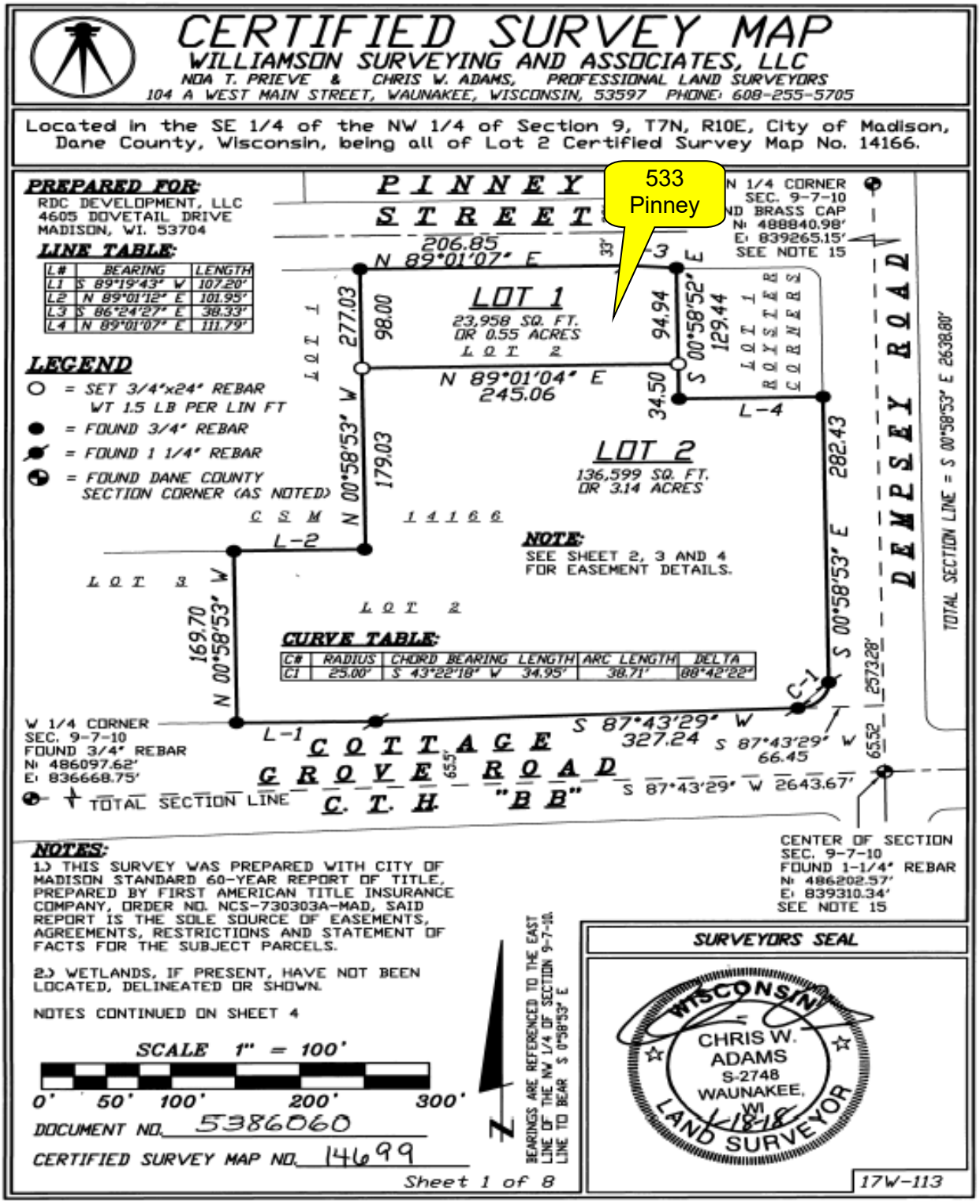
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PLAT MAP – SUBJECT INCLUDES LOT 7



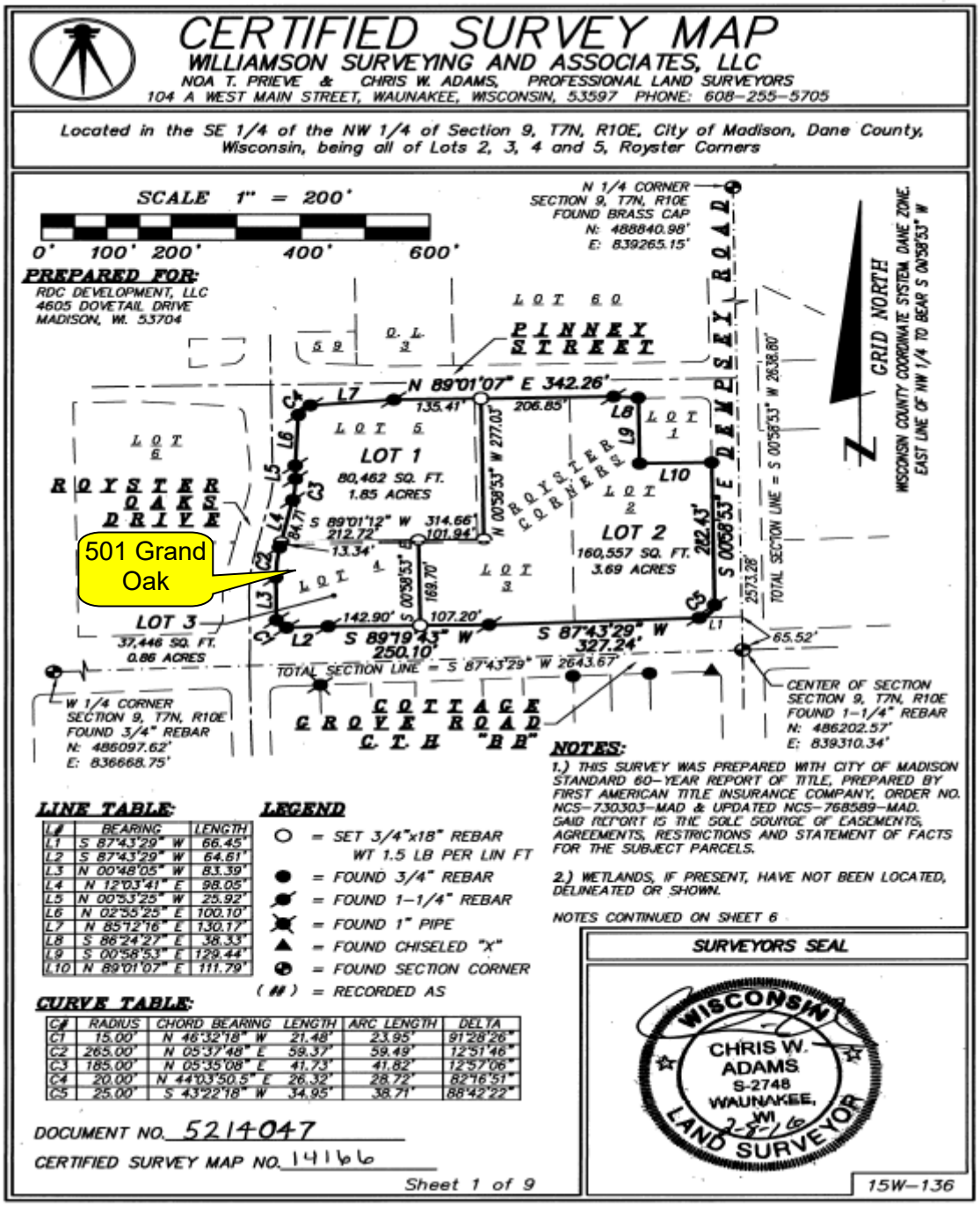
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Certified Survey Map #14699 – Subject Includes Lot 1



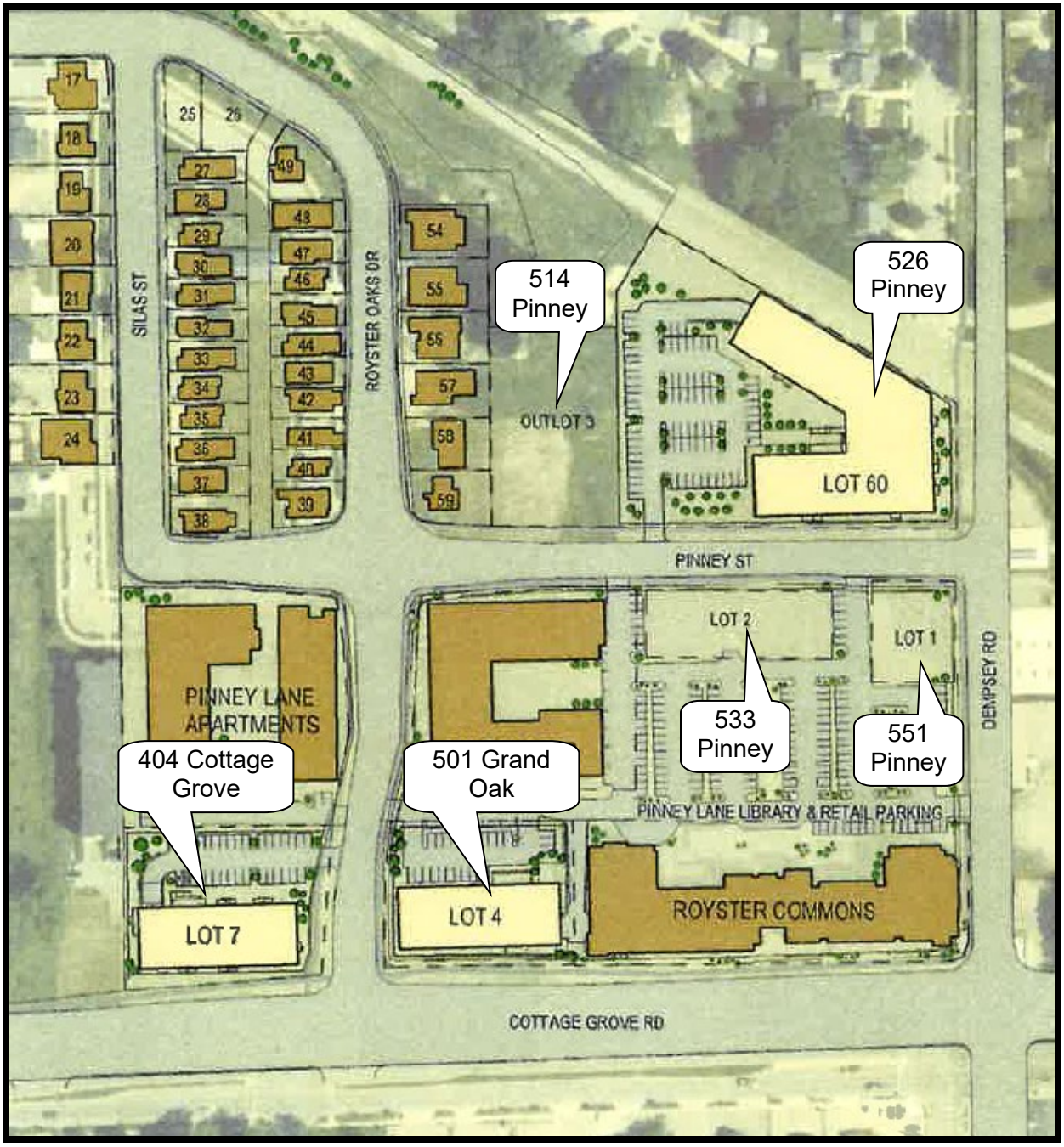
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CERTIFIED SURVEY MAP #1166 – SUBJECT INCLUDES LOT 3



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ROYSTER CORNERS SITE PLAN



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INTRODUCTION

The highest and best use of a property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive. The highest and best use concept is based upon traditional appraisal theory and reflects the attitudes of typical buyers and sellers who recognize that value is predicated on future benefits.

HIGHEST AND BEST USE - AS VACANT

LEGALLY PERMISSIBLE USES

In the most general sense, legally permissible uses would be those that are permissible as per the existing zoning.

The subject parcels at 501 Grand Oak Trail, 533, 526 and 551 Pinney Street are zoned TE, Traditional Employment. This district is established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Employment locations. Residential uses are of secondary importance. However, it is noted that the parcel at 526 Pinney Street received conditional use approval for the development of a mixed-use building. In addition, the parcel at 501 Grand Oak Trail is planned for the development of a 36-unit apartment building.

The subject parcel at 404 Cottage Grove Road is zoned TR-U2, Traditional Residential-Urban District 2. The TR-U Districts 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. Permitted uses in this district are generally limited to multi-family developments ranging from 3 to 36 units. Buildings with greater than 36 units are considered conditional uses within this district. Building heights in this district are limited to five stories with densities ranging from 14-124 units per acre.

The subject parcel at 514 Pinney Street is zoned TR-C3, Traditional Residential-Consistent District 3. The TR-C Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. Permitted uses within this district are limited to single-family and two-unit buildings. There are no conditional residential uses within this district. Building heights in this district are limited to two stories with densities ranging from 7-10 units per acre.

As shown in the future land use map in the Property Description section, the subject parcels at 501 Grand Oak Trail and 404 Cottage Grove Road are in the NMU, Neighborhood Mixed-Use future land use area. Meanwhile, the subject parcels at 526, 533 and 551 Pinney Street are in the E, Employment future land use area. Finally, the subject parcel at 514 Pinney Street is in the P, Parks and Open Space future land use area.

The future land use designation for each lot as well as subject ownership's planned use for each lot are summarized in the following table.

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Address	Planned Use	City Future Land Use
501 Grand Oak Trail	3-Story, 36-Unit Apartment	Neighborhood Mixed-Use
404 Cottage Grove Road	3-Story, 34-Unit Apartment	Neighborhood Mixed-Use
533 Pinney Street	Commercial	Employment
551 Pinney Street	Commercial	Employment
514 Pinney Street	Remain Undeveloped	Parks and Open Space
526 Pinney Street	5-Story, 178-Unit Mixed-Use	Employment

As shown in the above table, subject ownership's planned use for each lot is generally consistent with the City of Madison future land use designation for each lot. It is noted that the parcel at 514 Pinney Street has a future land use of Parks and Open Space and is not currently planned for development. Therefore, the zoning and future land use designations appears to severely limit the development of this parcel. However, it is noted that this parcel is adjacent to the parcel at 526 Pinney Street. In addition, although the development at 526 Pinney Street appears to be fully self-contained, it appears that the lack of development at 514 Pinney Street may contribute to the higher potential density of this parcel due to greenspace requirements for multi-family developments. Therefore, we will value these parcels together as one larger site planned for the development of a 178-unit, mixed-use building.

PHYSICALLY POSSIBLE USES

To be a physically possible use, the size, shape and topographical features of the site must be adequate in order to support any proposed or existing development. The subject parcels range in size from ±0.33 to ±2.82 acres in size. The parcels are generally rectangular in shape. Based on the site plan and physical observation, most of the parcels are adequate in size and shaped in such a way as to be capable of supporting a variety of possible layouts. It is noted that the smaller sizes of the parcels at 533 and 551 Pinney Street do somewhat limit development of these parcels to smaller commercial buildings, given parking requirements.

In addition, as noted above, the parcels at 514 and 526 Pinney Street are adjacent, and we have valued these parcels together as one larger 3.64-acre site. The smaller parcels at 533 and 551 Pinney Street are also adjacent. However, a driveway dissects these parcels and the removal of this driveway would reportedly require approval from the condominium association associated with the adjacent property to the south. Therefore, we have valued these parcels as separate properties.

The parcels are served with all necessary public utilities that should be sufficient capability to serve most forms of commercial development. It is also assumed that the site has adequate loadbearing capacities for development. The size and topography of the parcels do not appear to limit any legally permissible uses as currently zoned.

FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE – CONCLUSION AS VACANT

As vacant, and after considering the legally permissible and physically possible uses, it is the appraisers' opinion that the financially feasible and maximally productive use of the parcels at 501 Grand Oak Trail, 404 Cottage Grove Road, and 526 Pinney Street would be for some type of residential or mixed-used development that takes advantage of the complementary land uses within Royster Corners, and the high traffic flow patterns in the immediate vicinity of the property. These uses are generally consistent with the future land use designations and subject ownership's plans for these lots. In addition, it is noted that the financially feasible and maximally productive use of the parcel at 514 Pinney Street is to support the development of 526 Pinney Street.

In addition, it is noted that is the appraisers' opinion that the financially feasible and maximally productive use of the parcels at 533 and 551 Pinney Street is for some type of commercial use

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that takes advantage of the complementary land uses within Royster Corners and the high traffic flow patterns in the immediate vicinity of the property. This could potentially include small single-user office, retail or clinic developments. These uses are generally consistent with the future land use designations and subject ownership's plans for these lots.

The **VALUATION METHODOLOGY** will be developed next. The highest and best use analysis has formed the basis for comparison in the applicable approaches to value.

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INTRODUCTION

The next part of the appraisal process deals directly with the valuation of the property. The three traditional approaches to value include the **cost approach, income capitalization approach, and the sales comparison approach**.

The **cost approach** is based upon the principle that the value of the property is significantly related to its physical characteristics, and that no one would pay more for a facility than it would cost to build a similar building on a comparable site.

The **income capitalization approach** is based upon the premise that commercial properties are income producing and that investors purchase these properties based on their income producing ability. Market rent is established and compared to contract rent (if applicable). Following this, appropriate expenses are deducted and the net operating income is capitalized at a market-derived rate.

The **sales comparison approach** is based on the principle of substitution, which states that no one would pay more for the subject property than the value of similar properties in the market.

The **sales comparison approach** is the only applicable approach to develop for this particular assignment. Given that the property represents vacant land, comparison to other vacant parcels proposed for development with similar highest and best uses is the most applicable valuation approach. This approach develops values of each individual lot.

Please note that a **sum of the retail values** is presented as part of the concluded opinions of value. This is basically calculated as the summation of the individual lot values as presented in this report. It is also noted for reference purposes, where applicable. A **bulk value** is then developed by applying a discount to the **sum of the retail values.**

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INTRODUCTION

Sales comparison approach is defined in The Dictionary of Real Estate Appraisal, Sixth Edition (2015), as:

> "The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."

PRESENTATION AND SUMMARY OF THE COMPARABLE LAND SALES

The following pages contain three **COMPARABLE LAND SALES SUMMARIES,** which contain 15 sales or listings of properties in the greater Madison area similar to the subject parcels.

The first comparable set (1-5) represents relatively smaller land sales/listings that were purchased for multi-family or mixed-use development and are comparable to the subject parcels at 404 Cottage Grove Road and 501 Grand Oak Trail. These comparables were developed or are planned for the development of buildings containing between 32 and 112 units. Meanwhile, the subject parcels are planned for the development of 34 and 36 units. Most of these comparables also have frontage along main arterials similar to Cottage Grove Road.

The second comparable set (5-10) represents larger land sales/listings that were purchased for multi-family or mixed-use development and are comparable to the subject parcels at 514 and 526 Pinney Street. It is noted that Comparable 5 was included in the first and second comparable sets due to its very similar location along Cottage Road one block from the subject property. These comparables were developed or are planned for the development of buildings containing between 70 and 245 units. Meanwhile, the subject parcels are planned for the development of 178 units.

The third comparable set (11-15) represents relatively smaller land sales/listings that were generally purchased or planned for commercial development and are comparable to the subject parcels at 533 and 551 Pinney Street. These comparables contain between 0.29 and 0.70 acres.

The summaries includes a sampling of site sales/listings which could be verified by review of documents recorded at the Dane County Register of Deeds Office in addition to discussions with individuals directly involved in most of these sales. The appraisers are aware of other commercial land sales. However, of the data available, the sales presented herein are concluded to be the most comparable to the subject site, due in most part to density comparisons, locational factors and dates of sale.

These comparable sales will be applied to develop opinions of value for the subject parcels as vacant. Please see the following pages for the **Comparable Land Sales Summary**, **Location Map and Photographs** of the comparables. Please note that adjustment grids are presented at the conclusion of this section which reflects the adjustments discussed in the analysis.

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COMPARABLE LAND SALES/LISTINGS SUMMARY - 404 COTTAGE GROVE ROAD AND 501 GRAND OAK TRAIL

No.	Location	Sale/List Date	Site Size SF	Site Size Acres	Proposed Units	Density (Units/Acre)	Zoning	Sale/List Price	Price per SF	Price per Unit	Grantor / Grantee	Verification
1	**Ace Apartments** 4608 Cottage Grove Rd Madison, Wisconsin	Jul-20	82,473 SF	1.89 acres	70 units	36.97 units/acre	CC-T	**$1,600,000**	**$19.40**	**$22,857**	CG Groceries, LLC / Movin' Out Madison Ace, LLC	CoStar, Warranty Deed: 5617448, City of Madison Assessor Sales Spreadsheet, Milo Pinkerton (Developer)
	This is the sale of the former Sentry grocery store at the intersection of Acewood Boulevard and Cottage Grove Road on the east side of Madison. The grocery store was demolished to facilitate the development of a four-story mixed-use building with 70 apartment units and 10,000 square feet of office space. 25 of the units are income-restricted and the developers requested public funds for the development.											
2	**252 Dunning** 252 Dunning Street Madison, Wisconsin	Jun-22	20,316 SF	0.47 acres	32 units	68.61 units/acre	PD	**$607,500**	**$29.90**	**$18,984**	Zion Evangelical Lutheran Church / 2165 Linden, LLC	CoStar, Warranty Deed: 5839884, City of Madison Assessor Sales Spreadsheet, Joe Krupp (Developer)
	This is the sale of a church just north of Atwood Avenue on the east side of Madison. The church was demolished to faciliate the development of a three-story apartment building with 32 apartment units.											
3	**2902 Dryden Drive** Madison, Wisconsin	Mar-25 (list date)	34,778 SF	0.80 acres	45 units	56.4 units/acre	CC-T	**$1,200,000**	**$34.50**	**$26,667**	Currently listed by Rockwood Realty Group	Joshua Pelleter, Listing Agent, SCWMLS
	This is the current listing of a vacant lot at the intersection of Dryden Drive and Northport Drive on the north side of Madison. According to the listing, the site is shovel ready for a 45 unit apartment building, Prism 2, but new zoning would allow for much more density. The conditional use for the proposed 45-unit building was approved by the City of Madison Plan Commission on March 7, 2022.											
4	**Besa Monona** 6501 Bridge Road Monona, Wisconsin	Oct-23	40,174 SF	0.92 acres	45 units	48.8 units/acre	CDD	**$900,000**	**$22.40**	**$20,000**	Semovski & Zyteja, LLC / Besa Monona, LLC	Warranty Deed: 5927529, Jason Iverson (Developer)
	This is the sale of the Monona Garden Restaurant at the intersection of Bridge Road and West Broadway in Monona. The site is triangular in shape. The existing building was demolished to facilitate the development of a four-story, mixed-use building with condominium units, apartment units and commercial space.											
5	**The Grove Apartments** 208 Cottage Grove Road Madison, Wisconsin	Feb-19	95,876 SF	2.20 acres	112 units	50.9 units/acre	CC-T	**$2,000,000**	**$20.86**	**$17,857**	Sundial Capital, LLC and C&P Capital, LLC / The Grove Apartments Madison, LLC	CoStar, Warranty Deed: 5468769, City of Madison Assessor Sales Spreadsheet, Milo Pinkerton (Developer)
	This is the sale of a redevelopment site near the intersection of Cottage Grove Road and Monona Drive on the east side of Madison. The property was improved with an office/retail building that was constructed in 1976. The building was formerly occupied by the Pinney Branch Library. The property was purchased for the development of two apartment buildings containing a total of 112 units and 5,125 square feet of commercial space. 95 of the units are rent restricted to those earning 30% to 60% or less of Dane County's median household income.											

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COMPARABLE LAND SALES/LSITINGS SUMMARY - 514 AND 526 PINNEY STREET

No.	Location	Sale Date	Site Size SF	Site Size Acres	Proposed Units	Density (Units/Acre)	Zoning	Sale/List Price	Price per SF	Price per Unit	Grantor / Grantee	Verification
5	**The Grove Apartments** 208 Cottage Grove Road Madison, Wisconsin	Feb-19	95,876 SF	2.20 acres	112 units	50.9 units/acre	CC-T	**$2,000,000**	**$20.86**	**$17,857**	Sundial Capital, LLC and C&P Capital, LLC / The Grove Apartments Madison, LLC	CoStar, Warranty Deed: 5468769, City of Madison Assessor Sales Spreadsheet, Milo Pinkerton (Developer)
	This is the sale of a redevelopment site near the intersection of Cottage Grove Road and Monona Drive on the east side of Madison. The property was improved with an office/retail building that was constructed in 1976. The building was formerly occupied by the Pinney Branch Library. The property was purchased for the development of two apartment buildings containing a total of 112 units and 5,125 square feet of commercial space. 95 of the units are rent restricted to those earning 30% to 60% or less of Dane County's median household income.											
6	**The Oscar Apartments** 1222 Huxley Street Madison, Wisconsin	Jan-21	109,335 SF	2.51 acres	110 units	43.8 units/acre	CC-T	**$1,500,000**	**$13.72**	**$13,636**	Heritage Credit Union / The Oscar Apartments, LLC	CoStar, Warranty Deed: 5684600, Milo Pinkerton (Developer)
	This site was purchased for the development of The Oscar Apartments, including 110 units and 2,000 SF of commercial space. One building is aimed at senior and the second building is classified as workforce housing. Of the total units, 93 are affordable units for renters at or below 60% of the AMI. Demolition of an existing credit union building was required prior to development. It is noted that the land was then sold to Dane County in March of 2021 for $1,184,550. Dane County then leased the land back to the developer.											
7	**The Madisonian Apts** 1859 Aberg Avenue Madison, Wisconsin	Feb-21	59,527 SF	1.37 acres	70 units	51.22 units/acre	CC-T	**$900,000**	**$15.12**	**$12,857**	Roger & Ruth Westmont / Madisonian Development, LLC	CoStar, Warranty Deed: 5699122, Jim Rogers (Developer)
	This represents the sale of two parcels located along Aberg Avenue on Madison's north side. The site was developed with a 70-unit LIHTC project. The development includes an apartment building with 64 1-bedroom and 2-bedroom units and a separate building with 6 3-bedroom townhomes. There is 21 market rate units and 49 affordable units set aside for households with incomes at or below the 30%, 50%, and 60% of AMI limits. The site reportedly required some environmental remediation for poor soil conditions, which was funded via Brownfields Grant. There was a small office building on one of the parcels that was demolished at an estimated cost of $40,000.											
8	**Rise Madison** 958 Rise Lane Madison, Wisconsin	Nov-22	277,855 SF	6.38 acres	245 units	38.4 units/acre	CC-T	**$3,000,000**	**$10.80**	**$12,245**	Earthgrains Baking Co Inc. / WHPC-Rise Madison, LLC	CoStar, Warranty Deed: 5875936, City of Madison Assessor Sales Spreadsheet, Mike Slavish (Developer)
	This is the sale of the former Gardner Bakery property at the intersection of East Washington Avenue and North Fair Oaks Avenue on the east side of Madison. The bakery was demolished for the development of four apartment buildings containing a total of 245 apartment units. Units will be offered to tenants with income levels at or below 30 to 80 percent of the Dane County median income with restricted rent levels as tax credit units. All buildings will have underground parking available and all but the townhomes will have community rooms with kitchens and various other amenities such as an office and fitness room. One of the family buildings facing East Washington Avenue includes 4,080 square feet of commercial space. The project opened in 2025.											
9	**2001 Londonderry Drive** Madison, Wisconsin	Jun-23	84,037 SF	1.93 acres	105 units	54.4 units/acre	CC-T	**$850,000**	**$10.11**	**$8,095**	Associated Bank Madison / Tamarack Apartments, LLC	CoStar, Warranty Deed: 5906881, City of Madison Assessor Sales Spreadsheet, Todd Gebhardt (Developer)
	This is the sale of a former Associated Bank branch at the intersection of Packers Avenue and Northport Drive on the north side of Madison. The existing building will be demolished to develop a four-story, 105-unit apartment building.											
10	**1201 Huxley St & 1910 Roth St** Madison, Wisconsin	Nov-24 (list date)	182,921 SF	4.20 acres	192 units (estimate)	45.7 units/acre	TR-U2	**$3,000,000**	**$16.40**	**$15,625**	Currently listed By Oakbrook Corp	Chris Caulum and Bryant Meyer, Listing Agents
	This is the current listing of two mostly vacant parcels at the intersection of Huxley Street and Roth Street on the north side of Madison. The property is currently partially improved with a parking lot and former bus transfer station. The propery is in the medium to high-density future land use zone as per the City of Madison. According to the listing broker, this could allow the development of a 4-5 story apartment building with 180-205 units.											

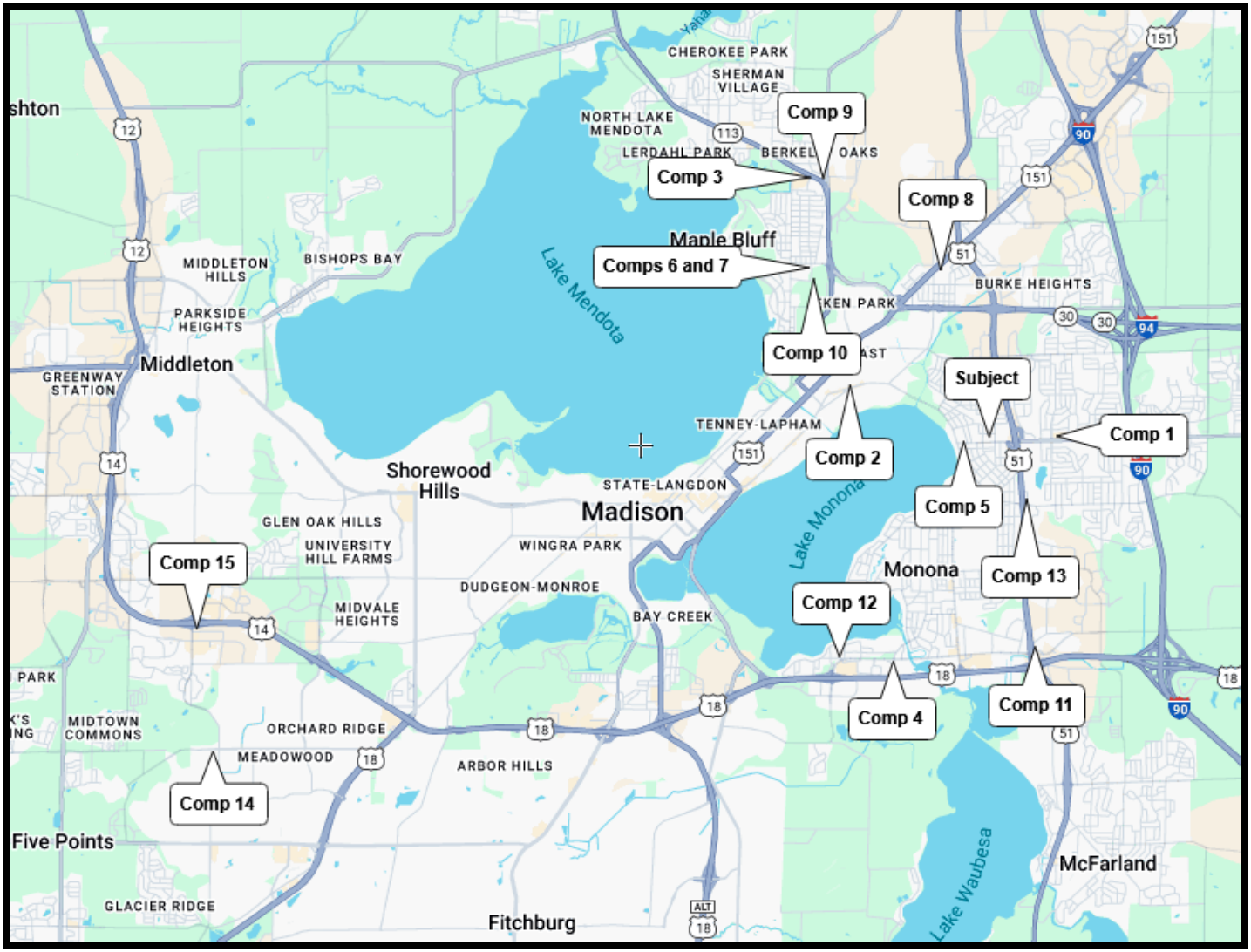
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COMPARABLE LAND SALES/LISTINGS SUMMARY - 533 AND 551 PINNEY STREET

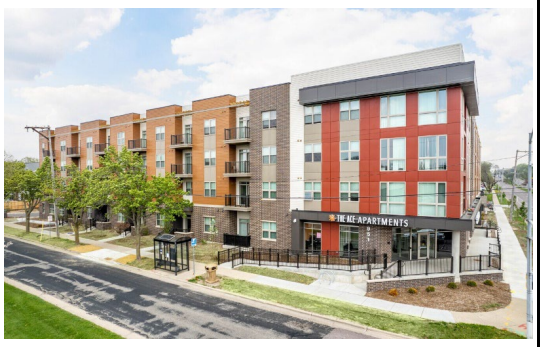
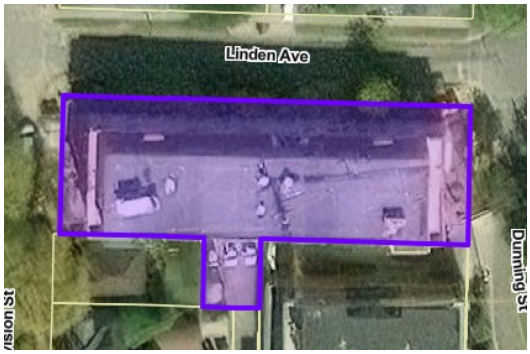
No.	Location	Sale/List Date	Site Size SF	Site Size Acres	Zoning	Sale/List Price	Price per SF	Grantor / Grantee	Verification
11	**4302 East Broadway** Madison, Wisconsin	Sep-24 (list date)	30,546 SF	0.70 acres	SE	**$330,000**	**$10.80**	Currently listed by Mode Realty Network	SCWMLS, Cindy Drehmel: Listing Agent
	This is the current listing of a vacant parcel located along East Broadway Service Road. The property has good visibility from US Highway 51 / Stoughton Road.								
12	**2430 Frazier Avenue** Madison, Wisconsin	Oct-22	17,998 SF	0.41 acres	CC-T	**$251,000**	**$13.95**	Starion Bank / Madan Shrestha	SCWMLS, Andy Kramer: Current Listing Agent, Warranty Deed: 5876366
		Pending				**$309,000** (list price)	**$17.17**	Currently listed by Redfin	
	This is the sale and pending sale of a commercial parcel located just south of Lake Monona on the southeast side of Madison. The site is adjacent to Waunona Park and is northwest of many commercial and retail properties.								
13	**1624-1708 Blossom Lane** Madison, Wisconsin	Apr-23	12,436 SF	0.29 acres	SE	**$170,000**	**$13.67**	Enal Mossolb, LLC / Galvan Rodriguez and Jimmi Hernandez	SCWMLS, Kyle Ebley: Listing Agent, Warranty Deed: 5898094
	This is the sale of two adjacent vacant parcels located just northeast of the intersection of South Stoughton Road and East Buckeye Road. The parcels are adjacent to both residential and industrial properties. The buyer's plan for the lots is unknown.								
14	**6721 Raymond Road** Madison, Wisconsin	Aug-25 (list date)	17,946 SF	0.41 acres	CC-T	**$299,000**	**$16.66**	Currently listed by Tri-River Realty	SCWMLS, Sue Jiang: Listing Agemt
	This is the current listing of a vacant parcel located along Raymond Road on the southwest side of Madison. The property must be purchased with the adjacent eight-unit townhouse building.								
15	**6910 Seybold Road** Madison, Wisconsin	Dec-24	20,651 SF	0.47 acres	CC	**$300,000**	**$14.53**	Royal Partners, LLC / Milton Rentals, LLC	CoStar, Thomas Sanford: Listing Agent, Warranty Deed: 6004536
	This is the sale of a vacant lot with Belltine Highway frontage on the west side of Madison. The site was purchased for the development of a mixed-use building with a 3,500 square foot grocery store on the first floor and two apartment units on the second floor.								

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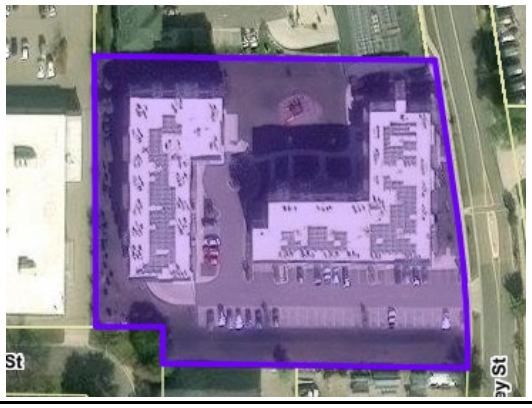
COMPARABLE LAND SALES LOCATION MAP



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COMPARABLE PHOTOGRAPHS			
No.	Property Name and Location	Aerial Photograph (2022)	Current/Planned Improvements
1	**Ace Apartments** 4608 Cottage Grove Rd Madison, Wisconsin		
2	**252 Dunning** 252 Dunning Street Madison, Wisconsin		
3	**2902 Dryden Drive** Madison, Wisconsin		Current Listing Plan 
4	**Besa Monona** 6501 Bridge Road Monona, Wisconsin		

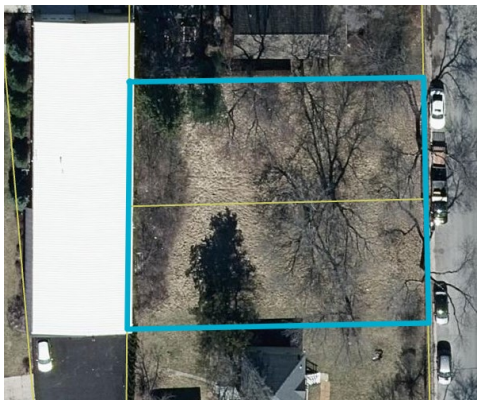
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COMPARABLE PHOTOGRAPHS - CONTINUED			
No.	Property Name and Location	Aerial Photograph (2022)	Current/Planned Improvements
5	**The Grove Apartments** 208 Cottage Grove Road Madison, Wisconsin		
6	**The Oscar Apartments** 1222 Huxley Street Madison, Wisconsin		
7	**The Madisonian Apts** 1859 Aberg Avenue Madison, Wisconsin		
8	**Rise Madison** 958 Rise Lane Madison, Wisconsin		

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COMPARABLE PHOTOGRAPHS - CONTINUED			
No.	Property Name and Location	Aerial Photograph (2022)	Current/Planned Improvements
9	**2001 Londonderry Drive** Madison, Wisconsin		
10	**1201 Huxley St & 1910 Roth St** Madison, Wisconsin		**Current Listing: No Current Development Plans**
11	**4302 East Broadway** Madison, Wisconsin		**Current Listing: No Current Known Development Plans**
12	**2430 Frazier Avenue** Madison, Wisconsin		**Pending Sale: No Current Known Development Plans**

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COMPARABLE PHOTOGRAPHS - CONTINUED			
No.	Property Name and Location	Aerial Photograph (2022)	Current/Planned Improvements
13	**1624-1708 Blossom Lane** Madison, Wisconsin		**No Current Known Development Plans**
14	**6721 Raymond Road** Madison, Wisconsin		**Current Listing: No Current Known Development Plans**
15	**6910 Seybold Road** Madison, Wisconsin		

ADJUSTMENT CONSIDERATIONS

Adjustments to the sale prices of comparable properties are required to account for differences that may exist between a comparable and the subject. Adjustments are typically considered for property rights conveyed, financing, conditions of sale, market conditions (time), location, size, shape/configuration and zoning/density.

PROPERTY RIGHTS CONVEYED / FINANCING / CONDITIONS OF SALE

The comparables represent arm's-length transfers that involved the transfer of a fee simple interest on an all cash or equivalent terms basis. However, a 10% downward adjustment was applied to the current listings to account for likely negotiations with potential buyers. An additional 5% downward adjustment was applied to Comparable 14 as this listing also requires a potential buyer to purchase the adjacent eight-unit townhouse building, which potentially limits the buyer pool for this property. An additional 5% downward adjustment was also applied to

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Comparable 3 as this listing represents a shovel-ready site with a conditional use approval for a 45-unit building.

In addition, 5% upward adjustments were applied to the comparables with existing buildings that required demolition before development could commence to account for the estimated demolition costs. Please note that this adjustment offsets a portion of the 10% downward adjustment for any current listing with improvements, resulting in a 5% downward adjustment for these comparables. Finally, a more precise 4.44% adjustment was applied to Comparable 7 as the actual demolition costs for this comparable are known by the appraisers.

MARKET CONDITIONS

The closed sales occurred between 2019 and 2024. We have considered changes in the rate of inflation between 2016 and 2024 as a means of estimating value inflation. The percent change in CPI generally brackets the 1% to 2.5% range between 2013 and 2020 with much higher inflation from 2021-2023 and a return to stabilized levels in 2024-25:

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0 Not Seasonally Adjusted | **Area:** U.S. city average | **Item:** All items | **Base Period:** 1982-84=100 | **Years:** 2016 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% Change
2016	236.92	237.11	238.13	239.26	240.24	241.04	240.65	240.85	241.43	241.73	241.35	241.43	240.01	1.26%
2017	242.84	243.60	243.80	244.52	244.73	244.96	244.79	245.52	246.82	246.66	246.67	246.52	245.12	2.13%
2018	247.87	248.99	249.55	250.55	251.59	251.99	252.01	252.15	252.44	252.89	252.04	251.23	251.11	2.44%
2019	251.71	252.78	254.20	255.55	256.09	256.14	256.57	256.56	256.76	257.35	257.21	256.97	255.66	1.81%
2020	257.97	258.68	258.12	256.39	256.39	257.80	259.10	259.92	260.28	260.39	260.23	260.47	258.81	1.23%
2021	261.58	263.01	264.88	267.05	269.20	271.70	273.00	273.57	274.31	276.59	277.95	278.80	270.97	4.70%
2022	281.15	283.72	287.50	289.11	292.30	296.31	296.28	296.17	296.81	298.01	297.71	296.80	292.65	8.00%
2023	299.17	300.84	301.84	303.36	304.13	305.11	305.69	307.03	307.79	307.67	307.05	306.75	304.70	4.12%
2024	308.42	310.33	312.33	313.55	314.07	314.18	314.54	314.80	315.30	315.66	315.49	315.61	313.69	2.95%
2025	317.67	319.08	319.80	320.80	321.47	322.56	323.05	323.98					321.05	2.35%
													Mean	**3.10%**
													Median	**2.39%**

Therefore, we have concluded a **2.5% per year** time adjustment to the comparable sales.

ADJUSTMENTS FOR PHYSICAL CHARACTERISTICS

LOCATION

The subject property represents six vacant parcels within the Royster Corners mixed-use development on the east side of Madison. In addition, the parcels at 501 Grand Oak Trail and 404 Cottage Grove Road have prominent frontage along Cottage Grove Road. Most of the comparables are similarly located on the north or east sides of Madison or in Monona. The remaining two comparables are located in relatively similar locations on the west side of Madison.

However, for the first comparable set, downward adjustments were applied to Comparables 2 and 4 due to their superior locations in areas that have undergone more commercial development in recent years and generally achieve higher rents. For the second comparable set, slight downward adjustments were applied to Comparables 5 and 8 due to their superior frontage along Cottage Grove Road and East Washington Avenue. For the third comparable set, a downward adjustment was applied to Comparable 15 due to its superior Beltline Highway frontage and an upward adjustment was applied to Comparable 13 due to its inferior location in a more single-family residential/industrial oriented neighborhood.

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SIZE

With respect to size, as a site increases in size the sales price per square foot typically decreases, with all other factors remaining equal. This is due to the diminishing marginal returns associated with each additional unit (square foot) added. The subject parcels range from 0.33± to 2.82± acres, containing a total 6.30± acres. However, as discussed previously, we are valuing the subject parcels at 514 and 526 Pinney Street as one larger 3.64-acre site.

The first set of comparables (1-5) range from 0.47± to 2.20± acres. The second set of comparables (5-10) range from 1.37± to 6.38± acres. Finally, the third set of comparables (11-15) range from 0.29± to 0.70± acres. Downward adjustments were applied to significantly smaller comparables and upward adjustments were applied to significantly larger comparables as compared to each subject parcel (with the parcels at 514 and 526 Pinney Street treated as one 3.64-acre property).

SHAPE / CONFIGURATION

The subject parcel are all functionally shaped for development. In addition, most of the comparables are functionally shaped for development. However, an upward adjustment of 5% was applied to Comparables 2 and 9 due to slightly atypical site shapes that appear to make small portions of these properties undevelopable. No other adjustments were required.

ZONING / USE / DENSITY

The subject parcels are in a mix of zoning districts. In addition, as discussed previously, the subject parcels have varying future land use designations. The comparables are generally in relatively flexible zoning districts that allow for a variety of uses. No adjustments were applied to the commercial comparables, which are all relatively smaller sites with similar commercial zoning designations as the subject's parcels planned for commercial development (533 and 551 Pinney Street).

As mentioned previously, one of the main determinants of price/value for multi-family land is the allowable development density. The multi-family land comparables with known development densities have been sorted and arrayed based upon their development density (from lowest to highest) in the following chart, with the subject parcels shown where they fall within the spectrum of the comparables. However, please note that some of the comparables are mixed-use properties with a commercial component, which are not recognized in the density calculations and could skew some of the density indicators.

COMPARABLE SITES - ARRAYED BY DENSITY (LOWEST TO HIGHEST)

No.	Property	Sale Date	Site Size SF	Site Size Acres	Proposed Units	Density (Units/Acre)	Price per SF	Price per Unit
	Subject - 404 Cottage Grove Road	-	40,380 SF	0.93 acres	34 units	36.68 units/acre	-	-
1	Ace Apartments	Jul-20	82,473 SF	1.89 acres	70 units	36.97 units/acre	$19.40	$22,857
8	Rise Madison	Nov-22	277,855 SF	6.38 acres	245 units	38.41 units/acre	$10.80	$12,245
	Subject - 501 Grand Oak Trail	-	37,444 SF	0.86 acres	36 units	41.88 units/acre	-	-
6	The Oscar Apartments	Jan-21	109,335 SF	2.51 acres	110 units	43.82 units/acre	$13.72	$13,636
10	1201 Huxley St & 1910 Roth St	Listing	182,921 SF	4.20 acres	192 units	45.72 units/acre	$16.40	$15,625
	Subject - 514 & 526 Pinney Road	-	158,436 SF	3.64 acres	178 units	48.94 units/acre	-	-
4	Besa Monona	Oct-23	40,174 SF	0.92 acres	45 units	48.79 units/acre	$22.40	$20,000
5	The Grove Apartments	Feb-19	95,876 SF	2.20 acres	112 units	50.89 units/acre	$20.86	$17,857
7	The Madisonian Apts	Feb-21	59,527 SF	1.37 acres	70 units	51.22 units/acre	$15.12	$12,857
9	2001 Londonderry Drive	Jun-23	84,037 SF	1.93 acres	105 units	54.43 units/acre	$10.11	$8,095
3	2902 Dryden Drive	Listing	34,778 SF	0.80 acres	45 units	56.36 units/acre	$34.50	$26,667
2	252 Dunning	Jun-22	20,316 SF	0.47 acres	32 units	68.61 units/acre	$29.90	$18,984

The subject parcels at 404 Cottage Grove Road and 501 Grand Oak Trails have proposed development densities of 36.68 and 41.88 units per acre, respectively. This is near the bottom

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of the comparable range of 36.97 to 68.61 units per acre. Meanwhile, the subject parcels at 514 and 526 Pinney Street have an implied combined development density of 48.94 units per acre, which is near the middle of the comparable range. However, it is noted that the subject's proposed densities have not yet been fully approved.

Downward adjustments were applied to comparables with significantly higher densities and upward adjustments were applied to comparables with significantly lower densities as compared to the subject parcels.

Please refer to the following adjustment grid as a basis of the remaining discussion and concluded opinions of value for the subject parcels at 501 Grand Oak Trail and 404 Cottage Grove Road.

LAND COMPARABLES ADJUSTMENT GRID - 501 GRAND OAK TRAIL AND 404 COTTAGE GROVE ROAD

	MULTI-FAMILY RESIDENTIAL SALES				
Comparable Number	1	2	3	4	5
Unit Price (Price per SF)	$19.40	$29.90	$34.50	$22.40	$20.86
Unit Price (Price per Unit)	$22,857	$18,984	$26,667	$20,000	$17,857
Quantitative Adjustments:					
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%
Financing	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	5.00%	5.00%	-15.00%	5.00%	5.00%
Market Conditions (Time)	12.95%	8.27%	0.00%	4.97%	16.63%
Adjusted Price per SF	$22.88	$33.87	$29.33	$24.64	$25.37
Adjusted Price per Unit	$26,960	$21,504	$22,667	$21,995	$21,720
Qualitative Analysis:					
Location	0.00%	-15.00%	0.00%	-15.00%	0.00%
Size	5.00%	0.00%	0.00%	0.00%	5.00%
Shape/Configuration	0.00%	5.00%	0.00%	0.00%	0.00%
Zoning/Density	-5.00%	-15.00%	-15.00%	-5.00%	-5.00%
Adjusted Price per SF	$22.88	$25.40	$24.93	$19.71	$25.37
Adjusted Price per Unit	$29,657	$22,580	$26,067	$19,795	$23,892
Total Adjustment (% per SF)	17.95%	-15.04%	-27.75%	-12.02%	21.63%

***Please note that the zoning/density adjustments shown have been reversed for the per unit value indications due to the inverse relationship between allowable density and land price per unit. For example, the -5.00% adjustment shown for Comparable 1 is applied as +5.00% adjustment to the adjusted price per unit.**

Price Range All Comparables	
Minimum	$19.40
Maximum	$34.50
Average	$25.41
Median	$22.40

Price Range All Comparables	
Minimum	$17,857
Maximum	$26,667
Average	$21,273
Median	$20,000

Adjusted Price Range of All Comparables (Per SF)	
Minimum	$19.71
Maximum	$25.40
Average	$23.66
Median	$24.93

Adjusted Price Range of All Comparables (Per Unit)	
Minimum	$19,795
Maximum	$29,657
Average	$24,398
Median	$23,892

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CONCLUSION – SITE VALUE – 501 GRAND OAK TRAIL AND 404 COTTAGE GROVE ROAD

Ultimately, the most relevant factors are concluded to be for location, development density and size in considering adjustments. After adjustments the comparables range from $19,795 to $29,657 per unit with a mean of $24,398 and median of $23,892 per unit. This translates to a range from $19.71 to $25.40 per square foot with a mean of $23.66 and median of $24.93 per square foot.

In the final analysis, for the subject parcel at 501 Grand Oak Trail, a value indication slightly below the middle of the adjusted comparable range is concluded at **$23.00 per square foot**. This is reasonable considering the subject's development density is near the bottom of the comparable range. Meanwhile, a value indication near the middle of the comparable range is concluded at **$23,000 per unit.**

Based upon the aforementioned analysis, the concluded land value indications of the subject parcel at 501 Grand Oak Trail are presented as follows:

VALUE INDICATION PER UNIT - 501 GRAND OAK TRAIL	
Units:	36
Price/Unit Indication:	$23,000
Land Value Indication:	$828,000
Rounded Value Indication:	$830,000

VALUE INDICATION PER SF - 501 GRAND OAK TRAIL	
Parcel Size:	37,444 SF
Acreages:	0.86 acres
Price/SF indication:	$23.00
Land Value Indication:	$861,212
Rounded Value Indication:	$860,000

CORRELATED UNDERLYING VALUE - 501 GRAND OAK TRAIL
$845,000

As shown above, the value indications for the subject parcel at 501 Grand Oak Trail range from **$830,000 to $860,000.** Therefore, the underlying land value for the subject parcel at 501 Grand Oak Trail is concluded at the midpoint at **$845,000.**

Meanwhile, the subject parcel at 404 Cottage Grove Road is very similar in size to the subject parcel at 501 Grand Oak Trail but is planned for development with two less units, resulting in a slightly lower density. However, the proposed unit mix for the parcel at 404 Cottage Grove Road includes more two-bedroom units, resulting in more bedrooms proposed for this property. Therefore, for the subject parcel at 404 Cottage Grove Road, we will concluded the same value indication of **$23.00 per square foot** but a slightly higher value indication of **$24,500 per unit.** This per square foot value indication is well supported slightly below the middle of the adjusted comparable range while this per unit value indication is well supported slightly above the middle of the adjusted comparable range. This is reasonable considering the subject's development density is near the bottom of the comparable range.

Based upon the aforementioned analysis, the concluded land value indications of the subject parcel at 404 Cottage Grove Road are presented as follows:

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VALUE INDICATION PER UNIT - 404 COTTAGE GROVE ROAD	
Units:	34
Price/Unit Indication:	$24,500
Land Value Indication:	$833,000
Rounded Value Indication:	$830,000

VALUE INDICATION PER SF - 404 COTTAGE GROVE ROAD	
Parcel Size:	40,380 SF
Acreages:	0.93 acres
Price/SF indication:	$23.00
Land Value Indication:	$928,740
Rounded Value Indication:	$930,000

CORRELATED UNDERLYING VALUE - 404 COTTAGE GROVE ROAD
$880,000

As shown above, the value indications for the subject parcel at 404 Cottage Grove Road range from **$830,000 to $930,000.** Therefore, the underlying land value for the subject parcel at 404 Cottage Grove Road is concluded at the middle of this range at **$880,000.**

CONCLUSION – AS-IS VALUE – 501 GRAND OAK TRAIL AND 404 COTTAGE GROVE ROAD

As shown above, the concluded underlying land values for the subject parcels at 501 Grand Oak Trail and 404 Cottage Grove Road are **$845,000 and $880,000,** respectively.

However, subject ownership has incurred soft costs related to the planned development on the multi-family parcels. These “prepaid costs” related to the planning of multi-family developments are typically valued by other multi-family developers when considering potential sites. Therefore, in order to develop as-is values of these lots, we will add the soft costs incurred to-date to the concluded land values of each parcel

Subject ownership has reportedly spent **$352,097** on architect, engineering, and legal fees related to the developments planned on the three multi-family sites. Therefore, in order to develop as-is values of these lots, we will add the soft cost incurred to-date (proportioned by units) to the concluded land values of these lots. This results in **$51,111** in soft costs allocated to the subject parcel at 501 Grand Oak Trail and **$48,271** in soft costs allocated to the subject parcel at 404 Cottage Grove Road. The remainder of these soft costs **($252,714)** will be allocated to the subject parcels at 514 and 526 Pinney Street.

This results in an as-is value of **$900,000 (rounded)** for the subject parcel at 501 Grand Oak Trail as summarized in the following charts.

CORRELATED UNDERLYING VALUE - 501 GRAND OAK TRAIL
$845,000

PLUS: ALLOCATED SOFT COSTS INCURRED
$51,111

CONCLUDED AS-IS VALUE (ROUNDED)
$900,000

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In addition, this results in an as-is value of **$930,000 (rounded)** for the subject parcel at 404 Cottage Grove as summarized in the following charts.

CORRELATED UNDERLYING VALUE - 404 COTTAGE GROVE ROAD
$880,000

PLUS: ALLOCATED SOFT COSTS INCURRED
$48,271

CONCLUDED AS-IS VALUE (ROUNDED)
$930,000

Please refer to the following adjustment grid as a basis of the remaining discussion and concluded opinions of value for the subject parcels at 514 and 526 Pinney Street.

LAND COMPARABLES ADJUSTMENT GRID - 514 AND 526 PINNEY STREET

	MULTI-FAMILY RESIDENTIAL SALES					
Comparable Number	5	6	7	8	9	10
Unit Price (Price per SF)	$20.86	$13.72	$15.12	$10.80	$10.11	$16.40
Unit Price (Price per Unit)	$17,857	$13,636	$12,857	$12,245	$8,095	$15,625
Quantitative Adjustments:						
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	5.00%	5.00%	4.44%	5.00%	5.00%	-5.00%
Market Conditions (Time)	16.63%	11.77%	11.56%	7.09%	5.75%	0.00%
Adjusted Price per SF	$25.37	$16.02	$17.54	$12.10	$11.20	$15.58
Adjusted Price per Unit	$21,720	$15,924	$14,915	$13,725	$8,966	$14,844
Qualitative Analysis:						
Location	-5.00%	0.00%	0.00%	-5.00%	0.00%	0.00%
Size	-5.00%	0.00%	-5.00%	5.00%	-5.00%	0.00%
Shape/Configuration	0.00%	0.00%	0.00%	0.00%	5.00%	0.00%
Zoning/Density	0.00%	5.00%	0.00%	10.00%	-5.00%	0.00%
Adjusted Price per SF	$22.84	$16.82	$16.66	$13.31	$10.64	$15.58
Adjusted Price per Unit	$19,548	$15,128	$14,169	$12,353	$9,414	$14,844
Total Adjustment (% per SF)	9.47%	22.61%	10.21%	23.30%	5.22%	-5.00%

***Please note that the zoning/density adjustments shown have been reversed for the per unit value indications due to the inverse relationship between allowable density and land price per unit. For example, the +5.00% adjustment shown for Comparable 6 is applied as -5.00% adjustment to the adjusted price per unit.**

Adjusted Price Range of All Comparables (Per SF)	
Minimum	$10.64
Maximum	$22.84
Average	$15.98
Median	$16.12

Adjusted Price Range of All Comparables (Per Unit)	
Minimum	$9,414
Maximum	$19,548
Average	$14,243
Median	$14,507

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CONCLUSION – SITE VALUE – 514 AND 526 PINNEY STREET

Ultimately, the most relevant factors are concluded to be for location, development density and size in considering adjustments. After adjustments the comparables range from $9,414 to $19,548 per unit with a mean of $14,243 and median of $14,507 per unit. This translates to a range from $10.64 to $22.84 per square foot with a mean of $15.98 and median of $16.12 per square foot.

In the final analysis, for the subject parcels at 514 and 526 Pinney Street, a value indication slightly below the middle of the adjusted comparable range is concluded at **$15.75 per square foot**. This is reasonable considering the subject's development density is near the middle of the comparable range but has not yet been approved. Meanwhile, a value indication slightly below the middle of the comparable range is also concluded at **$14,000 per unit.**

Based upon the aforementioned analysis, the concluded land value indications of the subject parcels at 514 and 526 Pinney Street are presented as follows:

VALUE INDICATION PER UNIT - 514 & 526 PINNEY STREET	
Units:	178
Price/Unit Indication:	$14,000
Land Value Indication:	$2,492,000
Rounded Value Indication:	$2,490,000

VALUE INDICATION PER SF - 514 & 526 PINNEY STREET	
Parcel Size:	158,436 SF
Acreages:	3.64 acres
Price/SF indication:	$15.75
Land Value Indication:	$2,495,367
Rounded Value Indication:	$2,490,000

CORRELATED UNDERLYING VALUE - 514 & 526 PINNEY STREET
$2,490,000

As shown above, both of the value indications for the subject parcels at 514 and 526 Pinney are **$2,490,000.** Therefore, the underlying land value for the subject parcels at 514 and 526 Pinney Street is concluded at **$2,490,000.**

CONCLUSION – AS-IS VALUE – 514 AND 526 PINNEY STREET

As shown above, the concluded underlying land value for the subject parcels at 514 and 526 Pinney Street is **$2,490,000.**

However, as noted previously, we will add the soft costs incurred to-date to the concluded land values of each parcel. Based upon a per unit allocation, the soft costs allocated to the subject parcels at 514 and 526 Pinney Street total **$252,714.**

This results in an as-is value of **$2,750,000 (rounded)** for the subject parcels at 514 and 526 Pinney Street as summarized in the following charts.

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CORRELATED UNDERLYING VALUE - 514 & 526 PINNEY STREET
$2,490,000

PLUS: ALLOCATED SOFT COSTS INCURRED
$252,714

CONCLUDED AS-IS VALUE (ROUNDED)
$2,750,000

Please refer to the following adjustment grid as a basis of the remaining discussion and concluded opinions of value for the subject parcels at 533 and 551 Pinney Street.

LAND COMPARABLES ADJUSTMENT GRID - 533 AND 551 PINNEY STREET

	COMMERCIAL SALES				
Comparable Number	11	12	13	14	15
Unit Price (Price per SF)	$10.80	$13.95	$13.67	$16.66	$14.53
Quantitative Adjustments:					
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%
Financing	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	-10.00%	0.00%	0.00%	-15.00%	0.00%
Market Conditions (Time)	0.00%	7.44%	6.09%	0.00%	1.87%
Adjusted Price per SF	$9.72	$14.98	$14.50	$14.16	$14.80
Qualitative Analysis:					
Location	0.00%	0.00%	10.00%	0.00%	-10.00%
Size	5.00%	0.00%	0.00%	0.00%	0.00%
Shape/Configuration	0.00%	0.00%	0.00%	0.00%	0.00%
Zoning/Density	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price per SF	$10.21	$14.98	$15.95	$14.16	$13.32
Total Adjustment (% per SF)	-5.50%	7.44%	16.70%	-15.00%	-8.32%

Price Range All Comparables	
Minimum	$10.80
Maximum	$16.66
Average	$13.92
Median	$13.95

Adjusted Price Range of All Comparables (Per SF)	
Minimum	$10.21
Maximum	$15.95
Average	$13.73
Median	$14.16

CONCLUSION – SITE VALUE – 533 AND 551 PINNEY STREET

Ultimately, the most relevant factors are concluded to be for location, density and size in considering adjustments. After adjustments the comparables range from $10.21 to $15.95 per square foot with a mean of $13.73 and median of $14.16 per square foot.

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In the final analysis, for the subject parcel at 533 Pinney Street, a value indication slightly below the middle of the adjusted comparable range is concluded at **$13.00 per square foot**. This is reasonable considering the less visible location and the slightly larger size of this parcel in comparison to the comparables. Based upon the aforementioned analysis, the concluded land value of the subject parcel at 533 Pinney Street, is presented below:

VALUE INDICATION PER SF - 533 PINNEY STREET	
Parcel Size:	23,958 SF
Acreages:	0.55 acres
Price/SF indication:	$13.00
Land Value Indication:	$311,454
Rounded Value Indication:	$310,000

As shown above, the underlying land value for the subject parcel at 533 Pinney Street is concluded at **$310,000.**

In the final analysis, for the subject parcel at 551 Pinney Street, a value indication slightly above the middle of the adjusted comparable range is concluded at **$14.50 per square foot**. This is reasonable considering the corner location and the relatively smaller size of this parcel. Based upon the aforementioned analysis, the concluded land value of the subject parcel at 551 Pinney Street, is presented below:

VALUE INDICATION PER SF - 551 PINNEY STREET	
Parcel Size:	14,322 SF
Acreages:	0.33 acres
Price/SF indication:	$14.50
Land Value Indication:	$207,669
Rounded Value Indication:	$210,000

As shown above, the underlying land value for the subject parcel at 551 Pinney Street is concluded at **$210,000.**

CONCLUSION – AS-IS VALUE – 533 AND 551 PINNEY STREET

Given that the commercial parcels do not have soft costs that are concluded to contribute value to potential buyers, the concluded as-is values of these parcels are concluded to be equal to the concluded underlying land values for these parcels.

CONCLUSION – SUM OF RETAIL VALUES

In summary, as shown in the following chart, the sum of retail values of the subject's parcels is concluded at **$5,100,000.** This equates to **$18.58 per square foot** or **$20,565 per unit (based only on unit counts from parcels planned for multi-family development).**

Address	Date of Value	As-Is Value	Site Size (SF)	Value/SF	Value/Unit
501 Grand Oak Trail	September 30, 2025	$900,000	37,444 SF	$24.04	$25,000
404 Cottage Grove Road	September 30, 2025	$930,000	40,380 SF	$23.03	$27,353
533 Pinney Street	September 30, 2025	$310,000	23,958 SF	$12.94	N/A
551 Pinney Street	September 30, 2025	$210,000	14,322 SF	$14.66	N/A
514 and 526 Pinney Street	September 30, 2025	$2,750,000	158,436 SF	$17.36	$15,449
Sum of Retail Values	September 30, 2025	$5,100,000	274,540 SF	$18.58	$20,565

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CONCLUSION – AS-IS VALUE – AGGREGATE BULK SITE

In order to develop a value of the aggregate bulk site, the aggregate six-parcel, 6.30-acre subject property could be compared to sales of similar properties. However, land sales of multiple parcels with diverse potential uses rarely occur in the Madison area. Therefore, we will instead estimate a discount to deduct from the sum of retail values in order to develop a value of the aggregate bulk site to a single purchaser.

The sum of retail values of the subject parcels was previously concluded at **$5,100,000.** Given the demand for multi-family rental housing in the Madison area, we would not necessarily expect a discount for the multi-family parcels (501 Grand Oak Trail, 404 Cottage Grove Road, and 514 and 526 Pinney Street) to be sold together. However, the developer of these multi-family parcels would likely prefer not to purchase the commercial parcels (533 and 551 Pinney Street). Therefore, we will develop a bulk value discount based upon the holdings costs of the commercial parcels.

Our concluded values of the parcels at 533 and 551 Pinney Street total **$520,000.** Given that these represent vacant parcels, the holding costs are somewhat limited to real estate taxes and some minor landscaping, snow removal and insurance costs. Assuming an assessed value equal to our concluded value **($520,000),** this would imply annual real estate taxes of **$9,206** based upon the current estimated levy rate of **1.77030%.** Meanwhile, we will project landscaping, snow removal and insurance costs of **$500 per month or $7,200 annually.**

In addition, we would expect a potential buyer of the aggregate site to expect some level of return for also purchasing these commercial parcels. This can be quantified as the applicable discount rate. The PwC 1st Quarter 2025 National Investor Survey reports discount rates for the National Development Land Market for the last few years. As shown in the following chart, the discount rates including developer's profit have ranged from 10.0% to 30.0% overall with averages that have ranged from 17.20% to 19.20% over the last few years.

DISCOUNT RATE		
Quarter	Range	Average
2Q22	10.00% – 30.00%	17.20%
4Q22	12.00% – 30.00%	18.70%
2Q23	12.00% – 30.00%	19.20%
4Q23	12.00% – 30.00%	19.20%
2Q24	14.00% – 30.00%	19.13%
4Q24	12.00% – 30.00%	17.00%

a. Rate on unleveraged, all-cash transactions; including developer's profit

Therefore, we will apply a discount rate **of 20%.** This is essentially within rounding of the averages the last few years. Based upon our concluded value of **$520,000**, this would imply an annual level of return of **$104,000.**

Adding these figures results in a total annual opportunity cost of **$120,406** ($9,206 + $7,200 + $104,000). As noted in the Premise of the Appraisal section, we concluded an exposure time of **6 to 18 months or less** for the subject's commercial parcels. However, we would expect a multi-family developer to project a more conservative estimate. In addition, it is noted that the parcel at 551 Pinney Street has been marketed as a net-leased, build-to-suit site for many years and is still vacant. Therefore, it appears that these parcels would likely be limited to owner users, which may increase the applicable exposure time.

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Therefore, we will apply a two-year holding period under this scenario. This results in a total rounded discount of **$240,000 ($120,406 x 2).** Subtracting this discount from the concluded sum of the retail values of **$5,100,000** results in a concluded as-is bulk value of **$4,860,000.**

Therefore, the as-is bulk value represents a **4.71%** discount off of the sum of the retail values. This is a rather minimal discount for the aggregate property. However, this discount can be seen as applied to the value of the commercial lots (533 and 551 Pinney Street), which indicate a total retail value of **$520,000**. This equates to a **46.15%** discount off of the sum of the retail values of these lots**.** This is a significant discount but considers the diminished market for office/ retail development as compared to the multi-family market in the Madison area in recent years. In addition, this also considers the very small size of the commercial parcels, which greatly limits the potential users of the sites. This provides additional support for our conclusions.

FINAL RECONCILIATION AND CONCLUDED OPINIONS OF MARKET VALUE

Based upon the above analysis and conclusions, the concluded opinions of value are summarized as follows:

Value Conclusion Summary

Market Value Scenario	Date of Value	Opinion of Value	Value/SF
Fee Simple Interest - As-Is 501 Grand Oak Trail	September 30, 2025	$900,000	$24.04
Fee Simple Interest - As-Is 404 Cottage Grove Road	September 30, 2025	$930,000	$23.03
Fee Simple Interest - As-Is 533 Pinney Street	September 30, 2025	$310,000	$12.94
Fee Simple Interest - As-Is 551 Pinney Street	September 30, 2025	$210,000	$14.66
Fee Simple Interest - As-Is 514 and 526 Pinney Street	September 30, 2025	$2,750,000	$17.36
Fee Simple Interest - As-Is Sum of Retail Values	September 30, 2025	$5,100,000	$18.58
Fee Simple Interest - As-Is Bulk Value	September 30, 2025	$4,860,000	$17.70

* All values reflect any soft costs incurred to-date

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CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have performed no other services, as appraisers or in any other capacity, regarding the subject property within the three-year period immediately preceding the acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- Andrew G. Bussen, MAI and Robert Anderson have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Andrew G. Bussen, MAI has completed the continuing education program for Designated Members of the Appraisal Institute. Andrew G. Bussen, MAI and Robert Anderson have completed the continuing education program for the State of Wisconsin.

Andrew G. Bussen, MAI
Wisconsin Certified General Appraiser #657

Robert Anderson
Wisconsin Certified General Appraiser #2393

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ADDENDA

PROPERTY INFORMATION FROM PUBLIC RECORDS

CONCEPTUAL PLANS FOR MULTI-FAMILY SITES

APPRAISER LICENSE AND QUALIFICATIONS

© 2025 BUSSEN COMPANY

City of Madison Property Information
Property Address: 551 Pinney St
Parcel Number: 071009227010

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$70,500	$0	$70,500
2025	$70,500	$0	$70,500

2024 TAX INFORMATION

Net Taxes:	$1,248.06
Special Assessment:	$6,152.81
Other:	$0.00
Total:	$7,400.87

PROPERTY INFORMATION

Property Type:	C-3 vacant	Property Class:	Commercial
Zoning:	TE	Lot Size:	14,322 sq ft
Frontage:	109 - Pinney St	Water Frontage:	NO
TIF District:	44	Assessment Area:	9914

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0
Block: 0
ROYSTER CORNERS, LOT 1.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024			
Information current as of: 9/26/25 07:00AM			
Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	70,500	99.230000%	71,047
Improvements	0	99.230000%	0
Total	70,500	99.230000%	71,047
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-131.96

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	178.20	167.72	-5.9%
MATC	46.91	45.00	-4.1%
CITY OF MADISON	501.00	514.97	2.8%
MADISON SCHOOL	562.51	520.37	-7.5%
Total	1,288.62	1,248.06	-3.1%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	1,288.62	1,248.06	-3.1%

Specials	
SEWER LATERAL	719.08
WATER MAIN	1,238.86
STREET IMPROVEMENT	3,096.00
STORM SEWER	1,098.87

Total Due		
Installment	Due Date	
First Installment	1/31/2025	$6,464.81
Second Installment	3/31/2025	$312.02
Third Installment	5/31/2025	$312.02
Fourth Installment	7/31/2025	$312.02
Full Amount	1/31/2025	$7,400.87

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$7,400.87	payment	22709304

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

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REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	30.48	2042

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Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SEWER LATERAL	2017	FINAL	3.500	$ 6,507.53	$ 1,301.50
WATER MAIN	2017	FINAL	3.500	$ 11,211.39	$ 2,242.27
STREET IMPROVEMENT	2017	FINAL	3.500	$ 23,547.30	$ 4,709.46
STORM SEWER	2017	FINAL	3.500	$ 9,944.55	$ 1,988.90

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

City of Madison Property Information
Property Address: 501 Grand Oak Trl
Parcel Number: 071009227044

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$196,700	$0	$196,700
2025	$196,700	$0	$196,700

2024 TAX INFORMATION

Net Taxes:	$3,482.18
Special Assessment:	$10,823.95
Other:	$0.00
Total:	$14,306.13

PROPERTY INFORMATION

Property Type:	C-3 vacant	Property Class:	Commercial
Zoning:	TE	Lot Size:	37,444 sq ft
Frontage:	219 - Cottage Grove Rd	Water Frontage:	NO
TIF District:	44	Assessment Area:	9914

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

CERTIFIED SURVEY MAP NO 14166 AS RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 96 PAGE 13 OF, CERTIFIED SURVEYS, LOT 3.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024			
Information current as of: 9/26/25 07:00AM			
Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	196,700	99.230000%	198,226
Improvements	0	99.230000%	0
Total	196,700	99.230000%	198,226
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-368.18

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	497.20	467.96	-5.9%
MATC	130.89	125.56	-4.1%
CITY OF MADISON	1,397.83	1,436.80	2.8%
MADISON SCHOOL	1,569.45	1,451.86	-7.5%
Total	3,595.37	3,482.18	-3.1%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	3,595.37	3,482.18	-3.1%

Specials	
SEWER LATERAL	1,279.61
WATER MAIN	1,589.55
STREET IMPROVEMENT	5,081.90
STORM SEWER	2,872.89

Total Due		
Installment	Due Date	
First Installment	1/31/2025	$11,694.45
Second Installment	3/31/2025	$870.56
Third Installment	5/31/2025	$870.56
Fourth Installment	7/31/2025	$870.56
Full Amount	1/31/2025	$14,306.13

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$14,306.13	payment	22709305

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

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REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	85.05	2042

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
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Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SEWER LATERAL	2017	FINAL	3.500	$ 11,580.23	$ 2,316.04
WATER MAIN	2017	FINAL	3.500	$ 14,385.16	$ 2,877.02
STREET IMPROVEMENT	2017	FINAL	3.500	$ 36,431.28	$ 7,286.24
STORM SEWER	2017	FINAL	3.500	$ 25,999.00	$ 5,199.80

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

City of Madison Property Information
Property Address: 533 Pinney St
Parcel Number: 071009227060

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$124,000	$0	$124,000
2025	$124,000	$0	$124,000

2024 TAX INFORMATION

Net Taxes:	$2,195.16
Special Assessment:	$0.00
Other:	$0.00
Total:	$2,195.16

PROPERTY INFORMATION

Property Type:	C-3 vacant	Property Class:	Commercial
Zoning:	TE	Lot Size:	23,958 sq ft
Frontage:	245 - Pinney St	Water Frontage:	NO
TIF District:	44	Assessment Area:	9914

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

CERTIFIED SURVEY MAP NO 14699 AS RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 102 PAGE 147 OF, CERTIFIED SURVEYS, LOT 1.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	124,000	99.230000%	124,962
Improvements	0	99.230000%	0
Total	124,000	99.230000%	124,962
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-232.10

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	313.44	295.00	-5.9%
MATC	82.51	79.15	-4.1%
CITY OF MADISON	881.20	905.76	2.8%
MADISON SCHOOL	989.38	915.25	-7.5%
Total	2,266.53	2,195.16	-3.1%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	2,266.53	2,195.16	-3.1%

Total Due		
Installment	Due Date	
First Installment	1/31/2025	$548.79
Second Installment	3/31/2025	$548.79
Third Installment	5/31/2025	$548.79
Fourth Installment	7/31/2025	$548.79
Full Amount	1/31/2025	$2,195.16

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$2,195.16	payment	22709306

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's Access Dane.

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	53.61	2042

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Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
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- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SEWER LATERAL	2017	FINAL	3.500	$ 5,692.81	$ 5,692.81
WATER MAIN	2017	FINAL	3.500	$ 3,386.11	$ 3,386.11
STREET IMPROVEMENT	2017	FINAL	3.000	$ 3,150.79	$ 3,150.79
STREET IMPROVEMENT	2017	FINAL	3.500	$ 7,280.41	$ 7,280.41
STORM SEWER	2017	FINAL	3.500	$ 14,968.97	$ 14,968.97

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

City of Madison Property Information
Property Address: 404 Cottage Grove Rd
Parcel Number: 071009217277

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$199,700	$0	$199,700
2025	$199,700	$0	$199,700

2024 TAX INFORMATION

Net Taxes:	$3,535.28
Special Assessment:	$12,672.12
Other:	$0.00
Total:	$16,207.40

PROPERTY INFORMATION

Property Type:	C-3l vacant	Property Class:	Commercial
Zoning:	TR-U2	Lot Size:	40,380 sq ft
Frontage:	180 - Royster Oaks Dr	Water Frontage:	NO
TIF District:	44	Assessment Area:	9914

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

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Lot Number: 0
Block: 0
ROYSTER CORNERS, LOT 7.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024			
Information current as of: 9/26/25 07:00AM			
Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	199,700	99.230000%	201,250
Improvements	0	99.230000%	0
Total	199,700	99.230000%	201,250
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-373.79

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	504.78	475.09	-5.9%
MATC	132.88	127.47	-4.1%
CITY OF MADISON	1,419.15	1,458.71	2.8%
MADISON SCHOOL	1,593.39	1,474.01	-7.5%
Total	3,650.20	3,535.28	-3.1%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	3,650.20	3,535.28	-3.1%

Specials	
SEWER LATERAL	1,373.02
WATER MAIN	2,595.26
STREET IMPROVEMENT	5,605.93
STORM SEWER	3,097.91

Total Due		
Installment	Due Date	
First Installment	1/31/2025	$13,555.94
Second Installment	3/31/2025	$883.82
Third Installment	5/31/2025	$883.82
Fourth Installment	7/31/2025	$883.82
Full Amount	1/31/2025	$16,207.40

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$16,207.40	payment	22709307

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

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REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	86.34	2042

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Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

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Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SEWER LATERAL	2017	FINAL	3.500	$ 12,425.48	$ 2,485.08
WATER MAIN	2017	FINAL	3.500	$ 23,486.57	$ 4,697.30
STREET IMPROVEMENT	2017	FINAL	3.500	$ 46,056.89	$ 9,211.37
STORM SEWER	2017	FINAL	3.500	$ 28,035.40	$ 5,607.08

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

City of Madison Property Information
Property Address: 526 Pinney St
Parcel Number: 071009225204

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$606,900	$0	$606,900
2025	$606,900	$0	$606,900

2024 TAX INFORMATION

Net Taxes:	$10,743.93
Special Assessment:	$28,095.23
Other:	$0.00
Total:	$38,839.16

PROPERTY INFORMATION

Property Type:	C-3 vacant	Property Class:	Commercial
Zoning:	TE	Lot Size:	122,643 sq ft
Frontage:	396 - Pinney St	Water Frontage:	NO
TIF District:	44	Assessment Area:	9914

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0
Block: 0
ROYSTER CORNERS, LOT 60.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024			
Information current as of: 9/26/25 07:00AM			
Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	606,900	99.230000%	611,609
Improvements	0	99.230000%	0
Total	606,900	99.230000%	611,609
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-1,135.98

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	1,534.06	1,443.83	-5.9%
MATC	403.84	387.40	-4.1%
CITY OF MADISON	4,312.89	4,433.12	2.8%
MADISON SCHOOL	4,842.41	4,479.58	-7.5%
Total	11,093.20	10,743.93	-3.1%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	11,093.20	10,743.93	-3.1%

Specials	
SEWER LATERAL	3,695.35
WATER MAIN	4,664.27
STREET IMPROVEMENT	10,326.41
STORM SEWER	9,409.20

Total Due		
Installment	Due Date	
First Installment	1/31/2025	$30,781.19
Second Installment	3/31/2025	$2,685.99
Third Installment	5/31/2025	$2,685.99
Fourth Installment	7/31/2025	$2,685.99
Full Amount	1/31/2025	$38,839.16

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$38,839.16	payment	22709301

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's Access Dane.

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	262.40	2042

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
SEWER LATERAL	2017	FINAL	3.500	$ 33,442.09	$ 6,688.41
WATER MAIN	2017	FINAL	3.500	$ 42,210.63	$ 8,442.12
STREET IMPROVEMENT	2017	FINAL	3.500	$ 91,559.02	$ 18,311.80
STORM SEWER	2017	FINAL	3.500	$ 85,151.14	$ 17,030.22

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

City of Madison Property Information
Property Address: 514 Pinney St
Parcel Number: 071009225238

Information current as of: 10/3/25 06:00AM

OWNER(S)

RDC DEVELOPMENT LLC

4605 DOVETAIL DR
MADISON, WI 53704-6301

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$1,100	$0	$1,100
2025	$1,100	$0	$1,100

2024 TAX INFORMATION

Net Taxes:	$19.47
Special Assessment:	$4,780.53
Other:	$0.00
Total:	$4,800.00

PROPERTY INFORMATION

Property Type:	Vacant	Property Class:	Residential
Zoning:	TR-C3	Lot Size:	35,793 sq ft
Frontage:	151 - Pinney St	Water Frontage:	NO
TIF District:	44	Assessment Area:	71

RESIDENTIAL BUILDING INFORMATION

EXTERIOR CONSTRUCTION

Home Style:		Dwelling Units:	0
Stories:	0.0	Year Built:	0
Exterior Wall:			
Foundation:			
Roof:		Roof Replaced:	0
Garage 1:		Stalls:	0.0
Driveway:			

INTERIOR INFORMATION

Bedrooms:	0	Full Baths:	0
Fireplace:	0	Half Baths:	0

LIVING AREAS (Size in sq ft)

Description:	Living Area:	Total Living Area:	0
1st Floor:	0		
2nd Floor:	0		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		

Basement:	Finished: 0	Total Basement: 0
Crawl Space:	0	

MECHANICALS

Central A/C:

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/3/25 06:00AM

No conveyance information is available online. Please contact the Assessor's Office for additional information or questions.

LEGAL DESCRIPTION

Information current as of: 10/3/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

ROYSTER CORNERS, OUTLOT 3.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	1,100	99.230000%	1,109
Improvements	0	99.230000%	0
Total	1,100	99.230000%	1,109
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-2.06

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	2.53	2.62	3.6%
MATC	0.67	0.70	4.5%
CITY OF MADISON	7.11	8.03	12.9%
MADISON SCHOOL	7.98	8.12	1.8%
Total	18.29	19.47	6.5%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	18.29	19.47	6.5%

Specials	
WATER MAIN	1,244.19
STREET IMPROVEMENT	3,536.34

Total Due

Installment	Due Date	
Full Amount	1/31/2025	$4,800.00

Transaction Information			
Date	Amount	Type	Receipt Number
01/23/2025	$4,800.00	payment	22709303

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

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REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 9/26/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	0.48	2042

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/2/25 10:00PM

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- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
WATER MAIN	2017	FINAL	3.500	$ 11,259.61	$ 2,251.92
STREET IMPROVEMENT	2017	FINAL	3.500	$ 32,003.14	$ 6,400.62

Special Assessment Questions?



Royster Corners

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

#07-22607
12.13.2022



SCALE 1"= 160'-0"

ARCHITECTURAL SITE PLAN

eua

© 2022 Eppstein Uhen Architects, Inc

Ruedebusch Development- Royster Corners

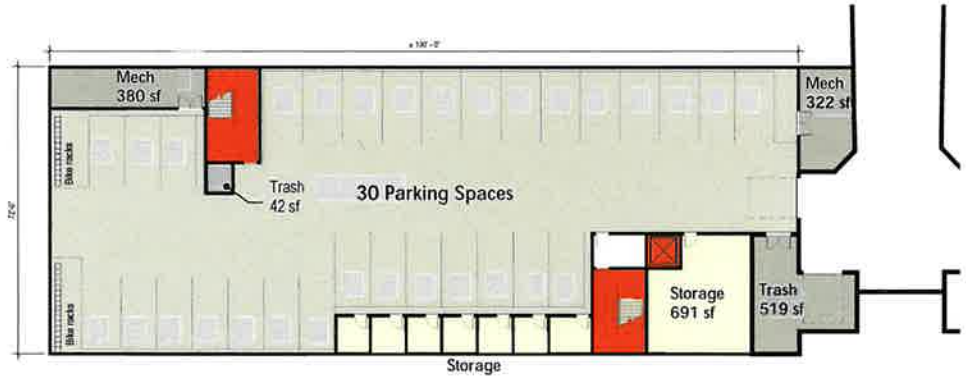
722607-00
01/09/23



SCALE 1:30 0 15 30'

LOT 4 SITE PLAN

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



SCALE 1:30 0 15 30'

LOT 4 LOWER LEVEL

eu:a RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



Lot 4 Summary	Studio	1 BR	1 BR/Den	2 BR	2 BR/Den	Total Units/Flr
First Floor	1	5	1	1		8
Second Floor	2	9	1	2		14
Third Floor	2	9	1	2		14
Total Units / Bldg						36

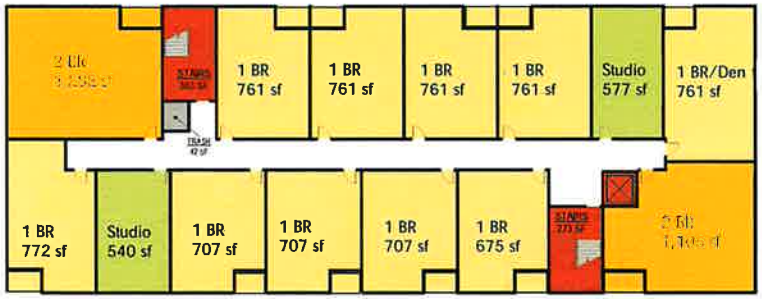
Units per Floor	
Studio	= 1
1 Bedroom	= 5
1 Bedroom + Den	= 1
2 Bedroom	= 1
2 Bedroom + Den	= 0
Total Units	= 8

SCALE 1:30 0 15 30'

LOT 4 FIRST FLOOR

eua

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



Units per Floor	
Studio	= 2
1 Bedroom	= 9
1 Bedroom + Den	= 1
2 Bedroom	= 2
2 Bedroom + Den	= 0
Total Units	= 14

SCALE 1:30 0 15 30'

LOT 4 FLOOR 2-3

eu:a RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

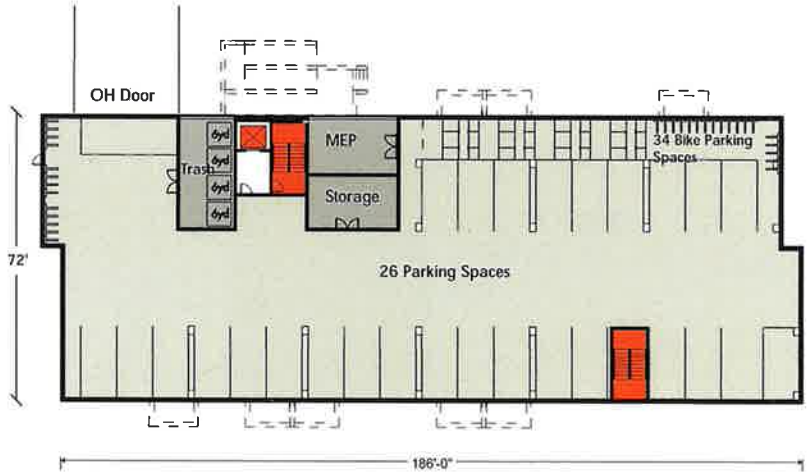
Ruedebusch Development-Royster Corners 722607-00 12/26/2022



SCALE 1:30 0 15 30'

LOT 7 SITE PLAN

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



SCALE 1:30 0 15 30'

LOT 7 LOWER LEVEL

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



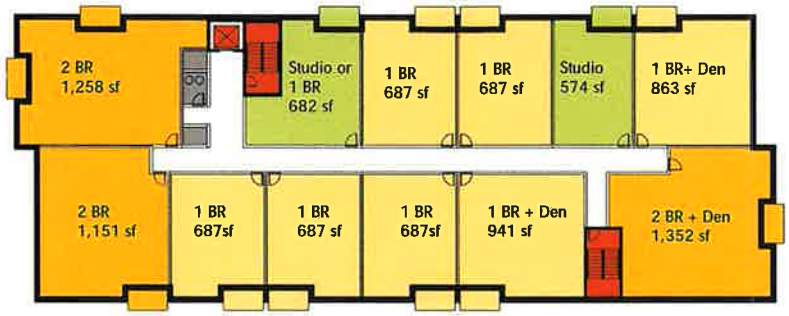
Lot 7 Summary	Studio	1 BR	1 BR/Den	2 BR	2 BR/Den	Total Units/Flr
First Floor	1	4	2	2	1	10
Second Floor	2	5	2	2	1	12
Third Floor	2	5	2	2	1	12
Total Units / Bldg						34

Units per Floor		
Studio	=	1
1 Bedroom	=	4
1 Bedroom + Den	=	2
2 Bedroom	=	2
2 Bedroom + Den	=	1
Total Units	=	10

SCALE 1:30 0 15 30'

LOT 7 FIRST FLOOR

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



Studio	=	2
1 Bedroom	=	5
1 Bedroom + Den	=	2
2 Bedroom	=	2
2 Bedroom + Den	=	1
Total Units	=	12

SCALE 1:30 0 15 30'

LOT 7 FLOOR 2-3

eu:a RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

Ruedebusch Development-Royster Corners 722607-00 12/26/2022



526 PINNEY STREET
MADISON, WI 53714

ROYSTER LOT 60

eu:a

DEVELOPMENT & CONSTRUCTION
RUEDEBUSCH

5 STORY DESIGN OPTIONS

10/18/2024 **PROJECT NUMBER: 723129-01**

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NEIGHBORHOOD MASTER PLAN - OPTION 1

SCALE 1" = 60'

NEIGHBORHOOD MASTER PLAN - OPTION 1

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024

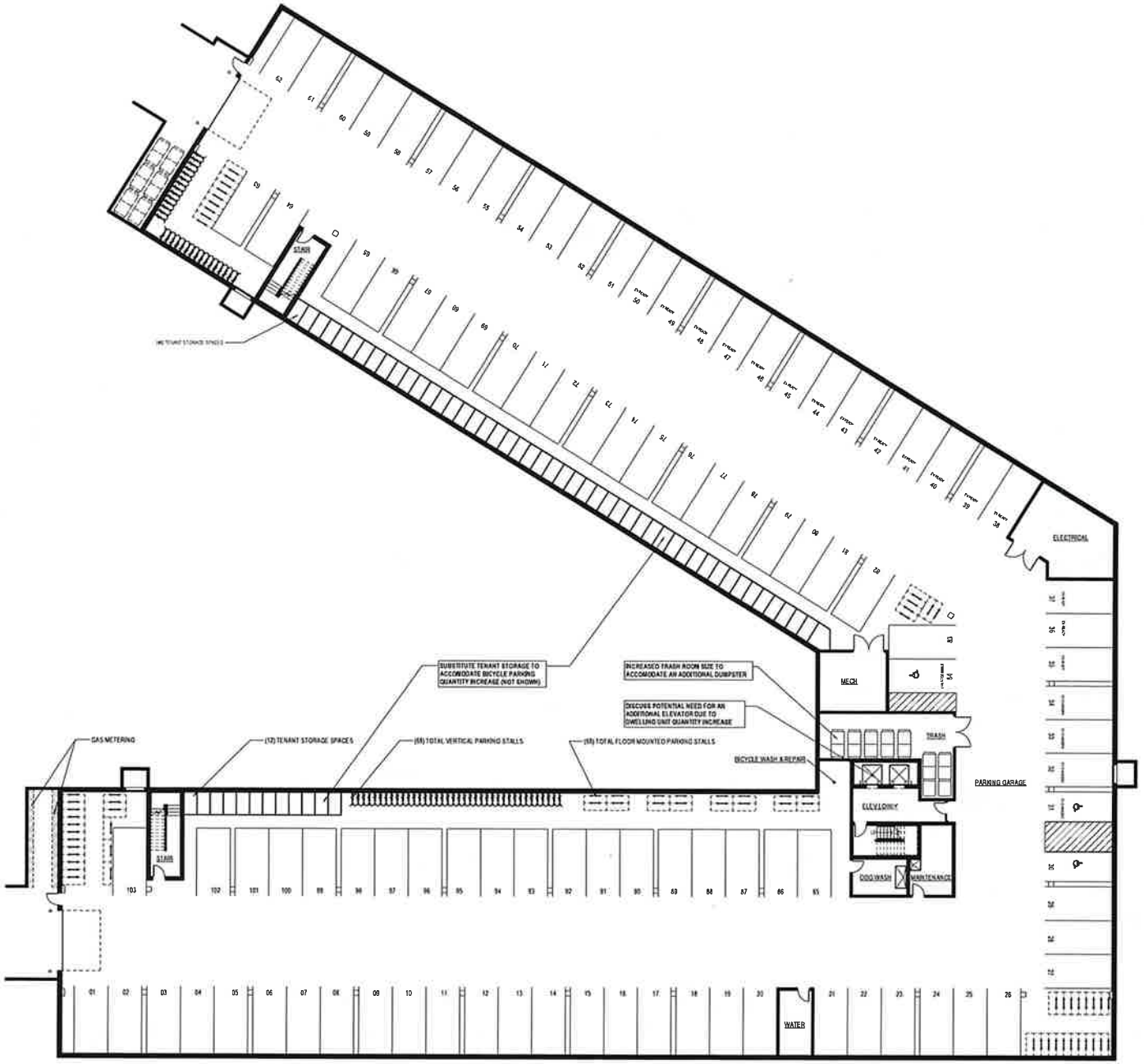
eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH



NEIGHBORHOOD MASTER PLAN - OPTION 2

SCALE: 1" = 40'



BASEMENT PLAN

SCALE: 1/32" = 1'-0"

BASEMENT PLAN

eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024



FIRST FLOOR PLAN

1ST FLOOR PLAN

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024

UNIT MATRIX

	TYPE	QUANTITY BY FLOOR					TOTAL	PERCENTAGE
		1ST	2ND	3RD	4TH	5TH		
	STUDIO	5	8	8	8	4	33	19%
	1 BEDROOM	23	23	23	23	12	104	57%
	1BR + DEN	5	5	5	5	3	23	13%
	2 BEDROOM	4	5	5	5	4	23	13%
	TOTAL	36	41	41	41	23	182	100%



SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

2ND FLOOR PLAN

eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024

UNIT MATRIX

	TYPE	1ST	2ND	3RD	4TH	TOTAL	PERCENTAGE
	STUDIO	4	4	4	4	20	4%
	1 BEDROOM	28	29	30	30	117	24%
	1BR + DEN	5	5	5	5	20	4%
	2 BEDROOM	4	5	5	4	18	4%
	TOTAL	41	43	44	43	171	100%



THIRD FLOOR PLAN

3RD FLOOR PLAN

eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024

UNIT MATRIX

	TYPE	QUANTITY PER FLOOR				TOTAL	PERCENTAGE



FOURTH FLOOR PLAN

SCALE 3/32" = 1'-0"

4TH FLOOR PLAN

eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH

526 PINNEY STREET
MADISON, WI 53714

ROYSTER LOT 60

723129-01
10/18/2024



UNIT MATRIX

FIFTH FLOOR PLAN

SCALE 1/32" = 1'-0"

5TH FLOOR PLAN

eua

DEVELOPMENT & CONSTRUCTION RUEDEBUSCH

526 PINNEY STREET
MADISON, WI 53714
ROYSTER LOT 60

723129-01
10/18/2024

Option 1
5 STORY - TYPE VA OVER 1A PODIUM
4 STORY - TYPE VA



Option 2
5 STORY - TYPE IIIB
4 STORY - TYPE VA



Option 1
5 STORY - TYPE VA OVER 1A PODIUM
4 STORY - TYPE VA



Option 2
5 STORY - TYPE IIIB
4 STORY - TYPE VA



Option 1
5 STORY - TYPE VA OVER 1A PODIUM
4 STORY - TYPE VA



Option 2
5 STORY - TYPE IIIB
4 STORY - TYPE VA



NO. 657 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Andrew G Bussen

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 30th day of November in the year 1994.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

STATE OF WISCONSIN · FORWARD · DEPT. OF SAFETY AND PROFESSIONAL SERVICES

DSPS Secretary

This certificate was printed on the 29th day of November in the year 2023

QUALIFICATIONS
OF
ANDREW G. BUSSEN, MAI

EDUCATION

UNIVERSITY OF WISCONSIN - MADISON - Madison, Wisconsin
B.B.A., Real Estate and Urban Land Economics, 12/91
This program is rated as one of the top real estate education programs in the country.

EXPERIENCE

BUSSEN COMPANY OF WISCONSIN, INC. (D/B/A BUSSEN COMPANY)
Madison, Wisconsin (2004-Present)
President
Commercial real estate appraisal and consulting

PGP VALUATION, INC., San Diego, California (2002-2004)
Manager/Appraiser
Manager and appraiser; also performed subcontract appraisal services for this company; this company is now part of Colliers International

MILLENNIUM REAL ESTATE GROUP, INC. & BUSSEN VALUATION, LLC., Middleton, Wisconsin (2008-2002)
Managing Member (BV) and Secretary/Treasurer/VP (Millennium Real Estate Group)

ERNST & YOUNG LLP, Milwaukee, Wisconsin and Chicago, Illinois (7/96 - 6/98)
Valuation Consultant - National Property Tax Group
Review of real and personal property assessments; preparation and filing of real and personal property returns; research data for use in the preparation of appeals to assessors, Boards of Review, and Tax Appeals Commission level hearings.

APPRAISAL BACKGROUND

Throughout my employment experience, I have performed appraisals and related services for a variety of income-producing and special purpose property types, including (but not limited to) the following:

- ♦ Office buildings
- ♦ Apartment/multi-family
- ♦ Hotel/lodging facilities
- ♦ Retail/shopping centers
- ♦ Churches and schools
- ♦ Tax credit housing
- ♦ Cold storage facilities
- ♦ industrial/warehouse and distribution facilities
- ♦ health care facilities (including medical clinics and nursing homes)
- ♦ corporate headquarters facilities (> 1M SF)
- ♦ subdivision development (including retail, multi- and single-family residential, condominium)
- ♦ Senior living facilities (CBRF and RCAC)
- ♦ Triple-net lease properties (NNN)
- ♦ Portfolio valuations

PROFESSIONAL AFFILIATIONS

- Designated Member of the Appraisal Institute (MAI)
- Wisconsin Certified General Appraiser – License #657
- Wisconsin Real Estate Broker - License #47888

- Idaho Real Estate Broker – License #AB51482

- California Certified General Real Estate Appraiser - License #AG028043
- California Real Estate Broker – License #01362637

- Director (2021-2022) - Wisconsin Chapter of the Appraisal Institute
- Member – Wisconsin Realtors Association (WRA)
- Member - National Association of Realtors (NAR)

- Appraisal Institute – MAI Candidate Advisor to individuals pursuing the MAI Designation

OTHER

- 2021-2022 - Worked with Wisconsin State Senator Andre' Jacque (R) and State Representative Paul Tittl (R) to pass Statute of Repose Legislation in the State of Wisconsin which limits the timeframe that an action can be brought against an appraiser (Senate Bill 341). Lobbied legislators at the State Capitol to garner support for legislation and testified at a hearing in front of the Assembly Committee on Housing and Real Estate. Actively worked with a bill drafter to write legislation. This bill passed through numerous levels of committees with no opposition and bipartisan support. Governor Tony Evers signed this legislation, which was passed into law in March 2022.

- Nominated to Madison's ***In Business*** Magazine's "40 Under 40" Publication in 2006

- Experience related to appraisal and property tax consulting includes expert witness testimony and/or client representation at various levels of property tax appeal hearings

- Software proficiency includes Microsoft Word and Excel, ARGUS and other miscellaneous programs

- Have performed subcontract appraisal work with CB Richard Ellis and PGP Valuation

- Real estate projects have included spec-home development in desert communities, small income property (multifamily) and office building market repositioning and selloff, and land holdings for future redevelopment along commercial corridors

NO. 2393 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Robert Allen Anderson

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 20th day of November in the year 2018.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

STATE OF WISCONSIN · FORWARD · DEPT. OF SAFETY AND PROFESSIONAL SERVICES

DSPS Secretary

This certificate was printed on the 27th day of November in the year 2023

QUALIFICATIONS
OF
Robert A. Anderson

EDUCATION

UNIVERSITY OF WISCONSIN - MADISON - Madison, Wisconsin
B.B.A., Real Estate and Urban Land Economics, 12/14
This program is rated as one of the top real estate education programs in the country.
B.B.A., Finance, Investment and Banking, 12/14

EXPERIENCE

BUSSEN COMPANY OF WISCONSIN, INC. (D/B/A BUSSEN COMPANY)
Madison, Wisconsin (09/2014-Present)
Certified General Appraiser and Real Estate Broker
Services include commercial real estate appraisal and consulting; personal property and real property tax consulting; market/feasibility studies; and assisting clients with buying and selling real estate.

CAPITAL WEALTH ADVISORY GROUP, Madison, Wisconsin (12/2012-09/2014)
Intern
Completed portfolio reviews to examine asset allocations of clients. Created and maintained excel templates for advisor and client use. Lead team-wide projects focused on better serving clients nearing retirement. Interview prospective interns and create, manage, staff and budget their summer projects.

PROFESSIONAL AFFILIATIONS

- Wisconsin Certified General Appraiser – License #2393
- Wisconsin Real Estate Broker – License #58279-90
- Member - University of Wisconsin Real Estate Alumni Association (WREAA)
- Member – Wisconsin Realtors Association (WRA)
- Member – National Association of Realtors (NAR)

REAL ESTATE EDUCATION

University of Wisconsin – Madison
Courses attended en route to awarding of Undergraduate Degree:

- 306 – The Real Estate Process
- 312 – Real Estate Law
- 410 – Real Estate Finance
- 415 – Valuation of Real Estate
- 420 – Urban and Regional Economics
- 611 – Residential Property Development

AWARDS

- **Madison Commercial Broker Group Scholarship Recipient (Spring 2014)**
  Scholarship received for essay written about real estate career goals and aspirations.

- **Brand Award of Excellence in Real Estate Analysis (Fall 2012)**
  Award received for submitting the best appraisal of a Madison office building for the Valuation of Real Estate class at UW-Madison.

REFERENCES Available Upon Request

City of Madison

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

Master

File Number: 92352

File ID:	92352	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 Nort			**Final Action:**	

Title: Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 16)

Notes: Jeff Quamme

Sponsors:	Sean O'Brien	**Effective Date:**	
Attachments:	Exhibit A - Description.pdf, Exhibit B - Map.pdf, Exhibit C -Utilities.pdf, Exhibit D - Site Plan.pdf, Kipp St_CSM Conditions Letter_03-10-26.pdf, Vicinity Map Kipp Circle Vacate.pdf, NoticeOfLisPendens Kipp Circle B000876 Corrected.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (4/22/26), Plan Commission (4/13/26), Transportation Commission (4/16/26), Common Council (Public Hearing - 5/5/26)

Text of Legislative File 92352

Fiscal Note

No expenditure of City funds are required for this vacation and discontinuance of approximately 29,418 sq. ft. or 0.675 acres of improved public street right-of-way of Kipp Circle within the plat of Marsh Road Industrial Subdivision for a proposed industrial development.

Title

Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 16)

Body

WHEREAS, the plat of Marsh Road Industrial Subdivision was conditionally approved by the City of Madison Common Council by Resolution Number 59745, as adopted on the 3rd day of September 2002, and the said Resolution provided for the acceptance of the lands dedicated for public street rights-of-way, including Kipp Circle; and

WHEREAS, the plat of Marsh Road Industrial Subdivision was subsequently recorded upon the satisfaction of the conditions of approval on the 27th of February 2003 in Volume 58-014B of Plats, on pages 75 - 76, as Document Number 3661189, Dane County Register of Deeds; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development on January 5, 2026 for a Certified Survey Map combining Lots 9 - 13 and the right-of-way of Kipp Circle (to be vacated and discontinued) of the plat of Marsh Road Industrial Subdivision. The Certified Survey Map will create the necessary legal parcel for a proposed industrial site; and

WHEREAS, the said Certified Survey Map was conditionally approved by the City of Madison Common Council by Enactment Number RES-26-00152, File I.D. Number 91648, as adopted on the 11th of March, 2026. The adopted resolution includes text resolving that the proposed Certified Survey Map may only be recorded once the vacation/discontinuance of Kipp Circle has been approved by resolution of the Common Council and recorded with the Dane County Register of Deeds; and

WHEREAS, an application for Site Plan Approval for a Permitted Use was made on March 13th, 2026 with the Department of Planning & Community & Economic Development, Accela Record LNDSPR-2026-00052, for the said proposed Industrial Development of the conditionally approved Certified Survey Map, the proposed site plan, (Exhibit D) is attached hereto and made part of this resolution. The conditions of the approval for the site plan include the vacation and discontinuance of Kipp Circle and the subsequent recording of the conditionally approved Certified Survey Map; and

WHEREAS, with the proposed Industrial Development and the conditionally approved Certified Survey Map combining the proposed vacated and discontinued Kipp Circle right-of-way with the abutting lots into one parcel, Kipp Circle is no longer necessary as a public right of way and can be vacated and discontinued; and

WHEREAS, JSD Professional Services and City of Madison Engineering Division, have prepared the necessary public right-of-way vacation and discontinuance map (Exhibit B) and legal description (Exhibit A) delineating all of Kipp Circle to be vacated and discontinued. The Exhibits are attached hereto and made part of this resolution; and

WHEREAS, the City Of Madison currently has existing public street and utility improvements within the public right-of-way of Kipp Circle. A condition of approval for the proposed Certified Survey map requires the owner of the Lots to enter into a Developer Agreement with the City of Madison for the removal of the City's public improvements and the construction of public improvements necessary for the vacation and discontinuance of Kipp Circle. A map of the

City's utilities within Kipp Circle are as shown on Exhibit C, attached hereto and made part of this resolution; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property due to the current contiguous common singular ownership of Lots 9 - 13 of the plat of Marsh Road Industrial Subdivision; and

WHEREAS, the City Engineering Division recommends approval of this public right-of-way vacation and discontinuance, subject to conditions as noted herein.

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

- The Owner of Lots 9 - 13, Marsh Road Industrial Subdivision, shall enter into a Developer Agreement with the City of Madison, coordinated by City Engineering Division, for the removal of the City's public improvements and the construction of public improvements necessary for the vacation and discontinuance of Kipp Circle. The Developer Agreement shall include a required date of completion of all work.

BE IT FURTHER RESOLVED, that under Section 66.1005(2)(a), the City Of Madison releases all easements and rights it may have within the entire public right-of-way being vacated and discontinued, with the exception of retaining a Temporary Public Street Easement for maintenance of existing City of Madison public street and utility facilities (hereinafter "Public Facilities) within the vacation and discontinuance area as shown on Exhibit C. The easement shall remain effective until the Public Facilities have been removed and/or abandoned per City of Madison Engineer final approved plans per the required Developer Agreement. Upon the completion of the removal and/or abandonment of the public facilities, the temporary easement shall terminate without further notice; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes, other than those easements and rights released above by the City of Madison, any other existing easements and rights that exist within the vacated and discontinued public right-of-way of Kipp Circle shall continue unless as otherwise provided by statute; and

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

BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution and the completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer shall then authorize the City Clerk to validate and make effective this street vacation and discontinuance by recording it with supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

EXHIBIT A

KIPP CIRCLE VACATION AND DISCONTINUANCE
Legal Description

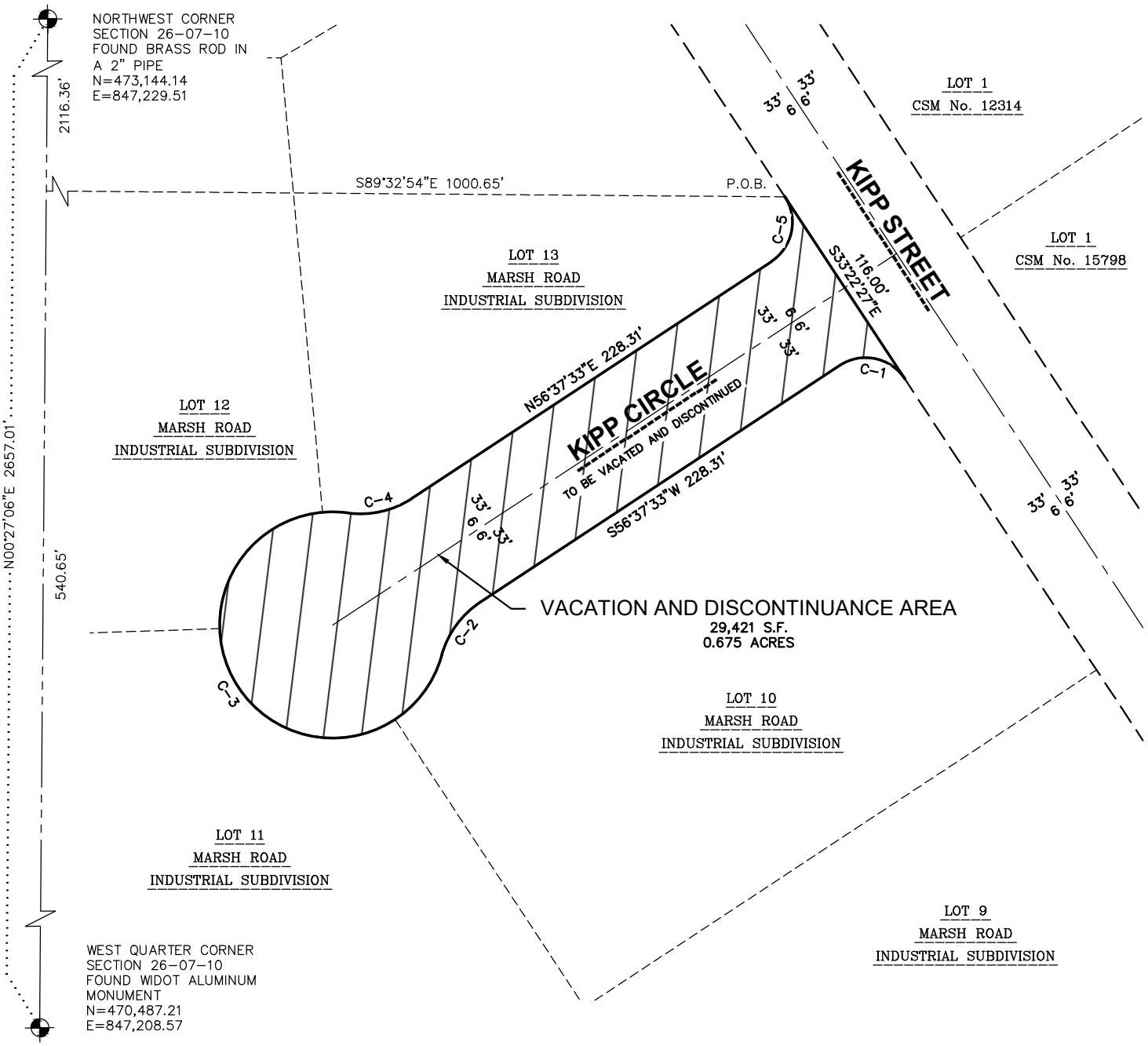
Kipp Circle being a public right-of-way dedicated by the plat of Marsh Road Industrial Subdivision recorded in Volume 58-014B of Plats, Pages 75-76, as Document No. 3661189 lying adjacent to Lot 10, Lot 11, Lot 12 and Lot 13 of said Marsh Road Industrial Subdivision, being located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 26;
thence N00°27'06"E along the West line of the said Northwest Quarter of Section 26 540.65 feet;
thence S89°32'54"E, 1000.65 feet to the intersection of the Southwesterly right-of-way line of Kipp Street with the Northwesterly right-of-way of said Kipp Circle, also being the Point of Beginning;
thence S33°22'27"E along said Southwesterly right-of-way of Kipp Street, 116.00 feet to a point of curve on the Southeasterly right-of-way of said Kipp Circle;
thence Westerly along said Southeasterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N78°22'27"W, 35.36 feet to the point of tangency thereof;
thence S56°37'33"W along said Southeasterly right-of-way of Kipp Circle, 228.31 feet to a point of curve;
thence Southwesterly along said Southeasterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing S36°07'12"W, 35.03 feet to a point of reverse curve;
thence Southwesterly, Northwesterly and Northeasterly along the said right-of-way of Kipp Circle, 274.40 feet along the arc of a curve to the right, having a radius of 60.00 feet, and a long chord bearing N33°22'27"W, 90.54 feet to a point of reverse curve;
thence Northeasterly along the said Northwesterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing N77°07'53"E, 35.03 feet to the point of tangency thereof;
thence N56°37'33"E, 228.31 feet along the said Northwesterly right-of-way of Kipp Circle to a point of curve;
thence Northeasterly along said Northwesterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N11°37'33"E, 35.36 feet to the Point of Beginning.

Said parcel contains 29,418 square feet or 0.675 acres.

EXHIBIT B

PUBLIC RIGHT OF WAY TO BE VACATED AND DISCONTINUED



LEGEND

- GOVERNMENT CORNER
- VACATION AND DISCONTINUANCE AREA
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

north

0 40' 80'

SCALE: 1" = 80'

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26-07-10, BEARS N00°27'06"E.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	39.27'	25.00'	90°00'00"	35.36'	N78°22'27"W
C-2	35.79'	50.00'	41°00'41"	35.03'	S36°07'12"W
C-3	274.40'	60.00'	262°02'01"	90.54'	N33°22'27"W
C-4	35.79'	50.00'	41°00'41"	35.03'	N77°07'53"E
C-5	39.27'	25.00'	90°00'00"	35.36'	N11°37'33"E

JSD
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
KELLER

N216 W-55
KAUKAUNA, WI

SHEET TITLE:
EXHIBIT B
KIPP CIRCLE VACATION
AND DISCONTINUANCE

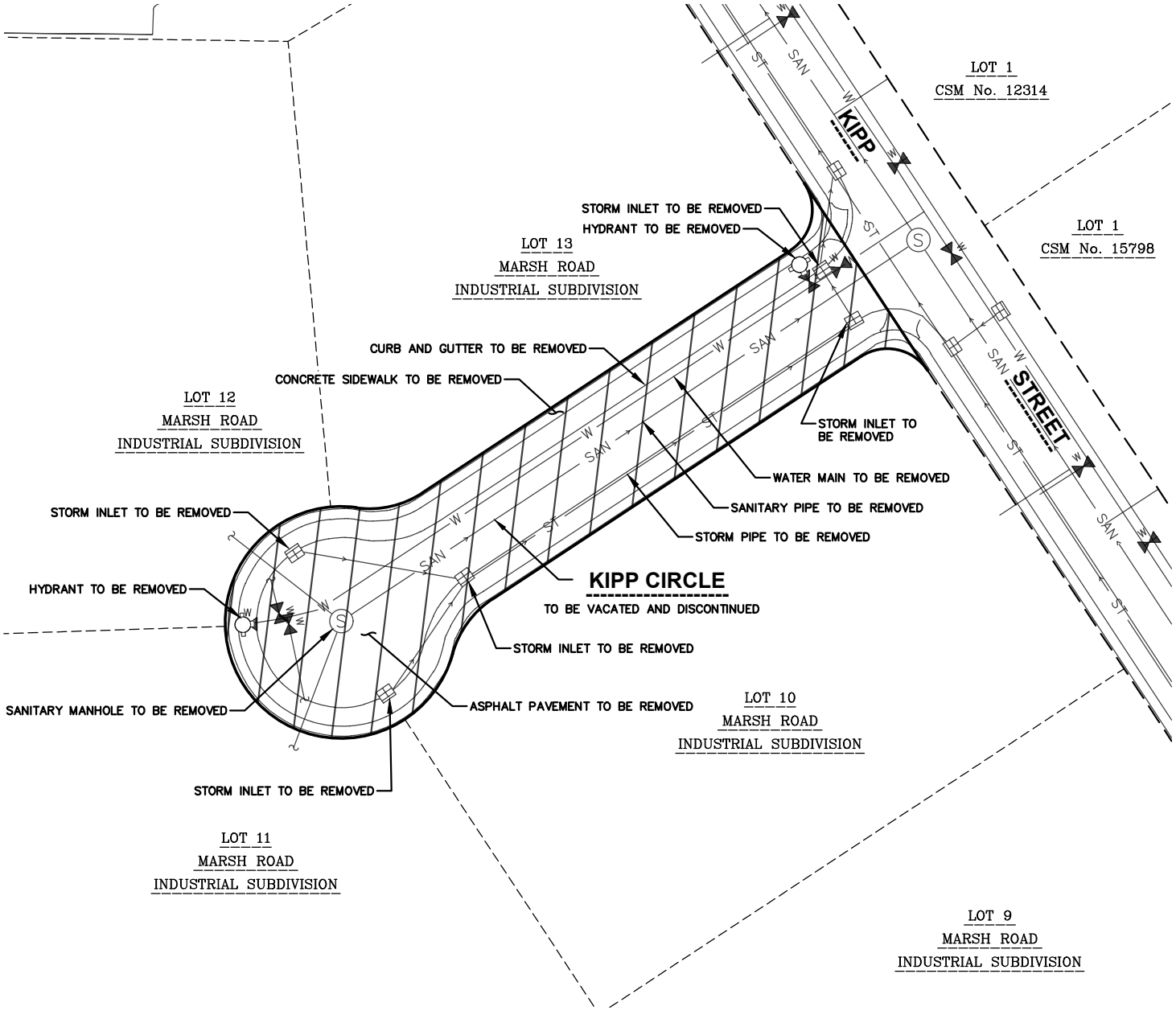
PROJECT NUMBER: 24-14599
DRAWN BY: CMD
DATE: 03-16-2026

SHEET NUMBER: 1

File: A:\2024\2414599\DWG\Survey Sheets\2414599 Street Vacation.dwg Layout: EXHIBIT B User: colton.darwin Plotted: Mar 17, 2026 - 8:27am

EXHIBIT C

EXISTING CITY OF MADISON PUBLIC IMPROVEMENTS TO BE REMOVED AS PART OF A PRIVATE CONTRACT WITH THE CITY



LEGEND

VACATION AND DISCONTINUANCE AREA

RIGHT-OF-WAY LINE

PLATTED LOT LINE

north

NOTES

1. EXISTING CITY OF MADISON PUBLIC IMPROVEMENTS TO BE REMOVED AS PART OF A PRIVATE CONTRACT WITH THE CITY OF MADISON

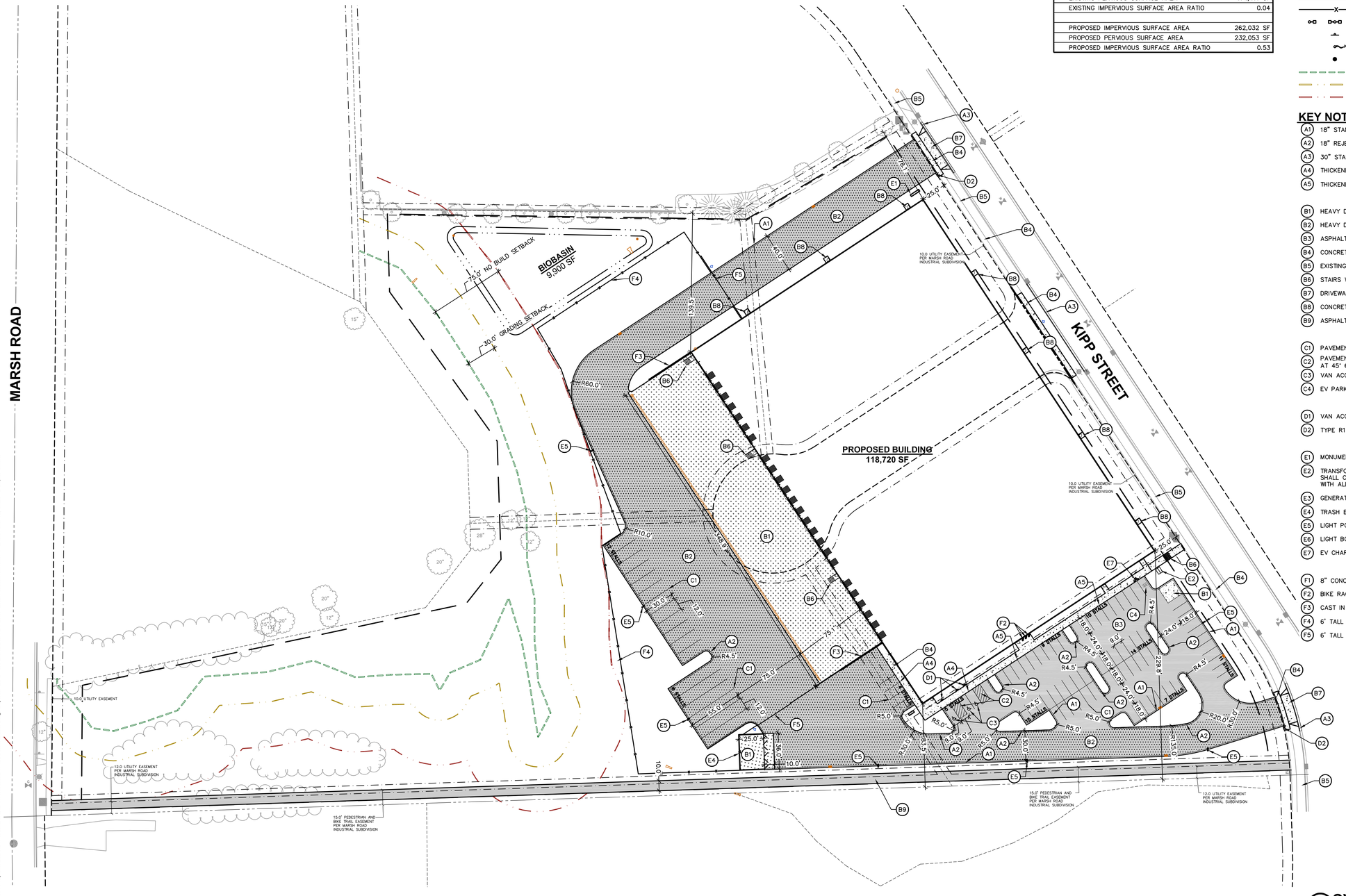
0 40' 80'

SCALE: 1" = 80'

JSD
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:	SHEET TITLE:	PROJECT NUMBER:	SHEET NUMBER:
KELLER N216 W-55 KAUKAUNA, WI	EXHIBIT C KIPP CIRCLE VACATION AND DISCONTINUANCE	24-14599 DRAWN BY: CMD DATE: 03-16-2026	1

File: A:\2024\2414599\DWG\Survey Sheets\2414599 Street Vacation.dwg Layout: EXHIBIT C User: colton.darwin Plotted: Mar 17, 2026 - 8:27am



SITE INFORMATION BLOCK

SITE ADDRESS	KIPP STREET
PROPERTY ACREAGE	11.02 ACRES (494,085 SF)
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	118,720
NUMBER OF PARKING STALLS	
SURFACE	
EMPLOYEE PARKING	71 REGULAR + 3 ADA = 74
LARGE TRAILER PARKING	6
SMALL TRUCK PARKING	12
TOTAL SURFACE	92
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	19,674 SF
EXISTING PERVIOUS SURFACE AREA	474,411 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.04
PROPOSED IMPERVIOUS SURFACE AREA	262,032 SF
PROPOSED PERVIOUS SURFACE AREA	232,053 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.53

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- WETLAND EXTENTS
- 30'-0" GRADING SETBACK FROM WETLANDS
- 75'-0" BUILDING SETBACK FROM WETLANDS

KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- A2 18" REJECT CURB AND GUTTER
- A3 30" STANDARD CURB AND GUTTER
- A4 THICKENED EDGE SIDEWALK – FLUSH
- A5 THICKENED EDGE SIDEWALK – 6"

- B1 HEAVY DUTY CONCRETE PAVEMENT
- B2 HEAVY DUTY ASPHALT PAVEMENT
- B3 ASPHALT PAVEMENT
- B4 CONCRETE SIDEWALK
- B5 EXISTING SIDEWALK TO REMAIN
- B6 STAIRS WITH HANDRAIL
- B7 DRIVEWAY ENTRANCE
- B8 CONCRETE STOOP
- B9 ASPHALT BIKE PATH

- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING: DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C. WHITE
- C3 VAN ACCESSIBLE PARKING SPACE & SYMBOL
- C4 EV PARKING SPACE & MARKING

- D1 VAN ACCESSIBLE PARKING SIGN
- D2 TYPE R1-1 STOP SIGN

- E1 MONUMENT SIGN (REFER TO SIGNAGE PLAN)
- E2 TRANSFORMER PAD (REFER TO ELECTRICAL) CONTRACTOR SHALL CONFIRM FINAL PLACEMENT OF PAD AND BOLLARDS WITH ALLIANT PRIOR TO CONSTRUCTION
- E3 GENERATOR PAD (REFER TO ELECTRICAL)
- E4 TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
- E5 LIGHT POLE (REFER TO ELECTRICAL)
- E6 LIGHT BOLLARD (REFER TO ELECTRICAL)
- E7 EV CHARGING STATION (REFER TO ELECTRICAL)

- F1 8" CONCRETE BOLLARD
- F2 BIKE RACK
- F3 CAST IN PLACE RETAINING WALL WITH GUARDRAIL
- F4 6' TALL ALUMINUM SLAT FENCE
- F5 6' TALL – 40' WIDE – SLIDING ALUMINUM SLAT FENCE GATE

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 03-11-2026

DIGGERS HOTLINE
Toll Free (800) 242-8511

north
SCALE IN FEET
50' 0 50'

1 C2.0 **OVERALL SITE PLAN**
1" = 50'

JSD PROJECT #:24-14599

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
WAREHOUSE FACILITY DEVELOPMENT
KIPP CIRCLE
MADISON
WISCONSIN, 53718

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REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER: T. FRICKE
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: ------
DRAWN BY: IRN (JSD-CIVIL)
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: P25097
CONTRACT NO: ------
DATE: 03.11.2026
SHEET: C2.0

File: \\JSDINC\All Projects\2024\24145999\DWG\Civil Sheets\24145999 Con Docs.dwg Layout: C2.0 - OVERALL SITE PLAN User: isaac.newman Plotted: Mar 12, 2026 - 2:39pm Xref's:

Department of Planning & Community & Economic Development
Planning Division
Meagan Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

February 22, 2026

Todd Buhr
JSD Professional Services
Todd.buhr@vierbicher.com
VIA EMAIL

RE: LNDCSM-2026-00004; Legistar ID 91648 – Certified Survey Map – 3910 Kipp Street and 1-10 Kipp Circle

Todd Buhr,

Your one-lot certified survey of property located at 3910 Kipp Street and 1-10 Kipp Circle, Section 26, Township 07N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Industrial Limited (IL) District. A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division will be reviewed by the Common Council at its March 10, 2026 meeting.

The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following five (5) items:

1. A note shall be added to the CSM stating that "At the time of development this lot shall comply with the requirements of MGO Chapter 37 with regard to stormwater management."

2. Enter into a City / Developer agreement for public infrastructure improvements to be required by the City upon future development within the lot created by the CSM. Agreement to be executed prior to signing off on the CSM. Such requirements will be made at the time that site plan verification is requested by the applicant for site improvements through a conditional or permitted use application via a second City/ Developer agreement.

3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

4. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

5. 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. The procedures and fee schedule is available online at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 35.02(14))

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following one (1) item:

6. Applicant shall work with Traffic Engineering to remove any existing Traffic Engineering Facilities in the area.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following thirteen (13) items:

7. This proposed Certified Survey Map requires the discontinuance and vacation of Kipp Circle as a condition of approval. Prior to final sign off and recording of this Certified Survey Map, Kipp Circle shall be discontinued and vacated by the City of Madison under Wis Stat 66.1003(4). Provide a legal description and map exhibit by a Professional Surveyor of the right of way to be discontinued, the map shall include all utilities that exist within the public right of way. Upon a conditional approval of this CSM, Engineering Mapping staff will begin the process for the discontinuance of Kipp Cir by the City of Madison Common Council. The discontinuance shall not become effective until the Owner has entered into a Developer Agreement with the City of Madison, coordinated by Engineering main office, for the removal of the City's public improvements and the construction of public improvements necessary. The Agreement shall include a required date of completion if all work.

8. Label the existing 15' wide Pedestrian and Bike Trail Easement is per Doc No 3661189 and that it shall be subject to additional terms and conditions as set forth on sheet 5. Add, show and label an additional 5' wide Easement area adjacent to the north side of the existing easement and reference the easement terms on sheet 5. This will result in a 20' wide easement area necessary to construct and maintain the future improvements.

9. Any portion(s) of the interior Public Utility Easements that areas intended to be released for future development shall be identified on the CSM. The easements released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The Applicant is responsible to obtain releases by the utilities serving the area prior to the City releasing it's rights.

10. All instances referring to vacated Kipp Circle shall be revised to discontinued and vacated Kipp Circle. Also all labels on the map with the label of Kipp Circle, the label shall be revised to Vacated and Discontinued Kipp Cir.

11. Add text for the Public Utility Easements that they are existing per the plat of Marsh Road Industrial Subdivision Doc No. 3661189.

12. Insert standard language per MGO 16.23(7)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map.

13. Add a note that lands within this CSM are subject to covenants, conditions and restrictions per Doc No's 3660423 and 4042588.

14. Add a note that lands within this CSM are subject to covenants, conditions and restrictions per Doc No's 3718617, 3867644 and 3867645.

15. Add the existing subsoil note restriction, no access restriction to Marsh Road and the highway noise restriction per the plat of Marsh Road Industrial Subdivision Doc No 3661189.

16. The Developer's Surveyor shall submit executed and sealed 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)

17. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

18. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start.

19. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
    a. Right-of-Way lines (public and private)
    b. Lot lines
    c. Lot numbers
    d. Lot/Plat dimensions
    e. Street names
    f. Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Trent Schultz of the Parking Utility at (608) 246-5806 if you have any questions regarding the following one (1) item:

20. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan could be required as part of future development, per MGO 16.03.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266 6558 if you have any questions regarding the following five (5) items:

21. OWNER'S CERTIFICATION

    Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate 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).

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

    The City and 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. CERTIFICATE AND CONSENT REQUIREMENTS

    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.

23. SPECIAL ASSESSMENTS

    As of the date of this letter there are no special assessments reported. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

24. TITLE REPORT UPDATE

    Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Heidi Radlinger 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 (1/6/26) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

25. COPY OF RECORDED CSM

    The owner shall email the document number of the recorded CSM to ORES via email to Heidi Radlinger when the recording information is available.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for your certified survey map:

1. 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.

2. 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.

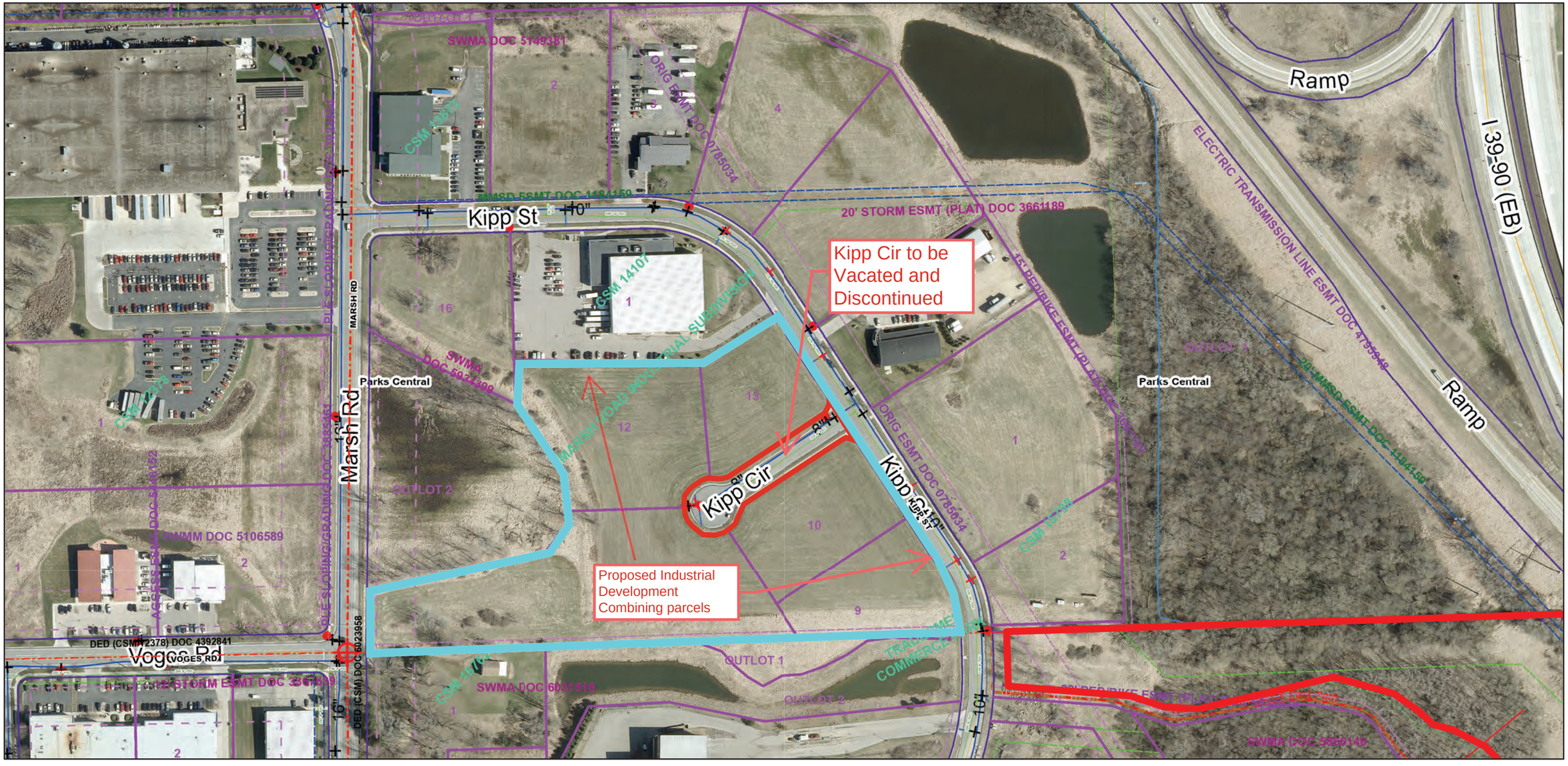
3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.

If you have any questions please contact my office at 243-0554.

Sincerely,

Lisa Ernest
Planner

VICINITY MAP



3/11/2026, 7:05:50 AM

USER NOTES Polygons
- Red, LW 6

USER NOTES_Polyline
- Red, LW 1
- PLSS_SectionLines
- PLSS_QuarterSectionLines
- PLSS_Corners
- Proposed_Or_Reserved_Lines
- Proposed_Or_Reserved_Text
- Vacated_ROW_Text_LeaderLines
- Vacated_ROW_Text
- Vacated_ROW_Lines
- LandsAcquiredForROW_Leaderlines
- LandsAcquiredForROW_Lines
- LandsAcquiredForROW_Text
- Other_Easement_Lines
- Water_Utility_Easement_Lines
- Storm_Sewer_Easement_Lines
- Sanitary_Sewer_Easement_Lines
- Encroach_Lease_Line
- Other_Easement_Text
- Water_Utility_Easement_Text
- Storm_Sewer_Easement_Text
- Sanitary_Sewer_Easement_Text
- Encroachment & Lease Text
- Right_Of_Way_Lines
- Railroad_ROW_Lines
- Plat_CSM_Lot_Lines
- Platted_Lots_In_Parks_Lines
- Right_Of_Way_Width_Text
- Railroad_ROW_Text
- Platted_Lots_In_Parks_Text
- Platted_Lot_Dimension_Text
- Platted_Block_Number_Text
- Plat_Name_CSM_Number_Text
- Plat_CSM_Lot_Number_Text
- Street_Name_Change_Arrows
- Street_Name_Alternate_Text
- Street Names 1
- Water Lines
- MunicipalLimits
- Place_Name_Text
- Municipal_Limits_Text

1:3,345

0 160 320 640 ft

0 45 90 180 m

WiDNR, USGS, and other data, City of Madison Engineering, SCL, City of Madison IT

Jeff Quamme

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | Surface Water Data Viewer Team | WiDNR, USGS, and other data | City of Madison, WI |

NOTICE OF LIS PENDENS
Public Way Vacation and Discontinuance

State of Wisconsin, County of Dane

In the matter of the resolution of the Common Council of the City of Madison Vacating and Discontinuing the following:

Discontinuance and Vacation of the public right-of-way of Kipp Circle.

A portion of the public right-of-way of Kipp Circle, within and dedicated by the plat of Marsh Road Industrial Subdivision, all being located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin

RETURN TO: City of Madison, Engineering Division
210 Martin Luther King Jr. Blvd.
Room 115
Madison, WI 53703

Tax Parcel No.: None – Public Right-of-Way

TO WHOM IT MAY CONCERN, notice is hereby given that a resolution will be introduced to the Common Council of the City of Madison March 24th, 2026 and a public hearing scheduled at the Common Council Meeting of May 5th, 2026, for the purpose of vacating and discontinuing the public way of Kipp Circle as described on the attached Exhibit A and shown on the attached Exhibit B in accordance with Subsection 66.1003(4), Wisconsin Statutes, by the City of Madison, Wisconsin.

Dated this _____day of _____, 2026.

CITY OF MADISON

By: _____
James Wolfe, City Engineer

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named Jim Wolfe, City Engineer, of the City of Madison, and acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

_____
Print or Type Name
My Commission: _____

Drafted by the City of Madison, Engineering Division - Engineering Project No. B000876

EXHIBIT A

KIPP CIRCLE VACATION AND DISCONTINUANCE
Legal Description

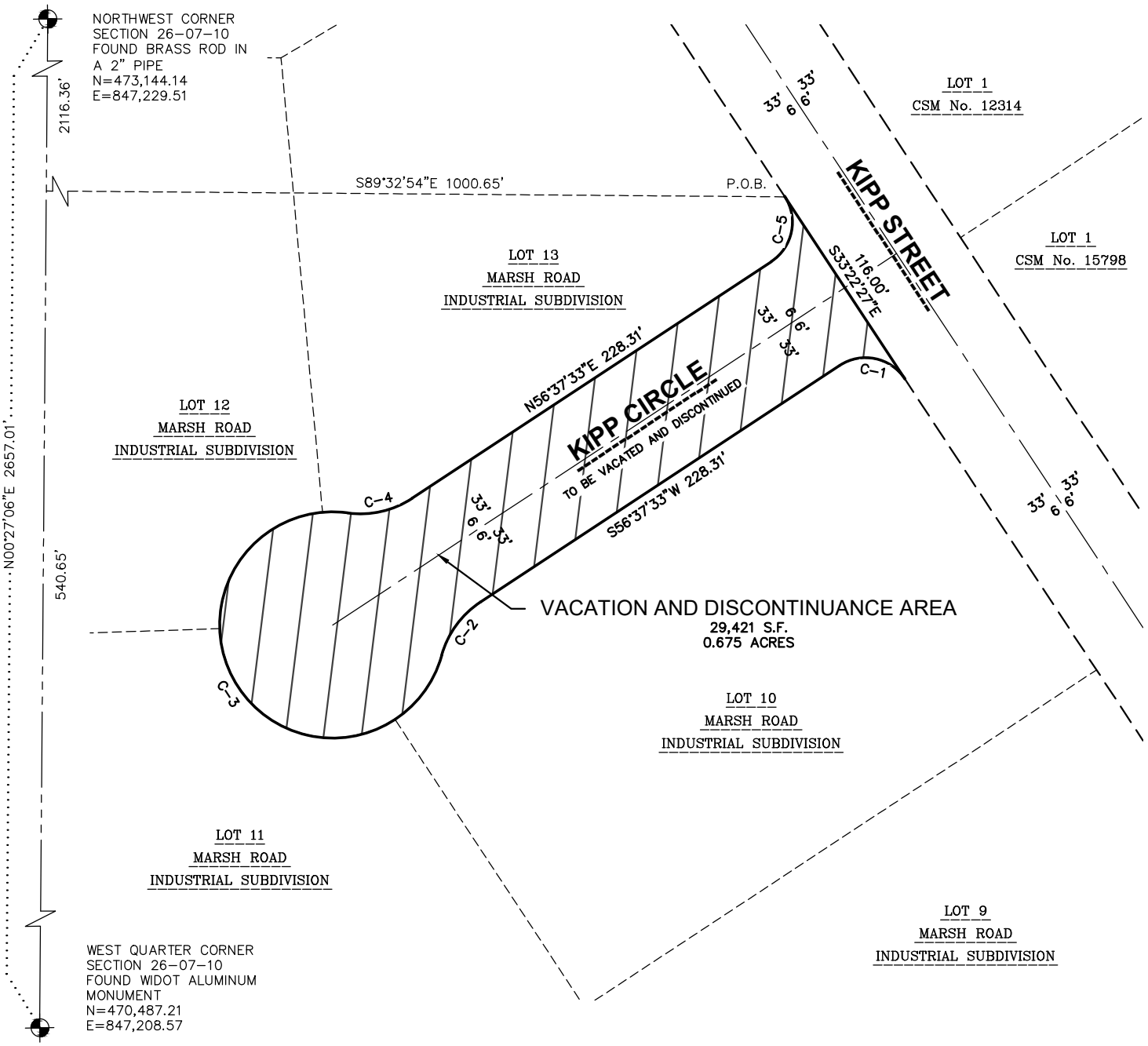
Kipp Circle being a public right-of-way dedicated by the plat of Marsh Road Industrial Subdivision recorded in Volume 58-014B of Plats, Pages 75-76, as Document No. 3661189 lying adjacent to Lot 10, Lot 11, Lot 12 and Lot 13 of said Marsh Road Industrial Subdivision, being located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 26;
thence N00°27'06"E along the West line of the said Northwest Quarter of Section 26 540.65 feet;
thence S89°32'54"E, 1000.65 feet to the intersection of the Southwesterly right-of-way line of Kipp Street with the Northwesterly right-of-way of said Kipp Circle, also being the Point of Beginning;
thence S33°22'27"E along said Southwesterly right-of-way of Kipp Street, 116.00 feet to a point of curve on the Southeasterly right-of-way of said Kipp Circle;
thence Westerly along said Southeasterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N78°22'27"W, 35.36 feet to the point of tangency thereof;
thence S56°37'33"W along said Southeasterly right-of-way of Kipp Circle, 228.31 feet to a point of curve;
thence Southwesterly along said Southeasterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing S36°07'12"W, 35.03 feet to a point of reverse curve;
thence Southwesterly, Northwesterly and Northeasterly along the said right-of-way of Kipp Circle, 274.40 feet along the arc of a curve to the right, having a radius of 60.00 feet, and a long chord bearing N33°22'27"W, 90.54 feet to a point of reverse curve;
thence Northeasterly along the said Northwesterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing N77°07'53"E, 35.03 feet to the point of tangency thereof;
thence N56°37'33"E, 228.31 feet along the said Northwesterly right-of-way of Kipp Circle to a point of curve;
thence Northeasterly along said Northwesterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N11°37'33"E, 35.36 feet to the Point of Beginning.

Said parcel contains 29,418 square feet or 0.675 acres.

EXHIBIT B

PUBLIC RIGHT OF WAY TO BE VACATED AND DISCONTINUED



LEGEND

- GOVERNMENT CORNER
- VACATION AND DISCONTINUANCE AREA
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

north

0 40' 80'

SCALE: 1" = 80'

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26-07-10, BEARS N00°27'06"E.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	39.27'	25.00'	90°00'00"	35.36'	N78°22'27"W
C-2	35.79'	50.00'	41°00'41"	35.03'	S36°07'12"W
C-3	274.40'	60.00'	262°02'01"	90.54'	N33°22'27"W
C-4	35.79'	50.00'	41°00'41"	35.03'	N77°07'53"E
C-5	39.27'	25.00'	90°00'00"	35.36'	N11°37'33"E

JSD
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
KELLER

N216 W-55
KAUKAUNA, WI

SHEET TITLE:
EXHIBIT B
KIPP CIRCLE VACATION
AND DISCONTINUANCE

PROJECT NUMBER: 24-14599
DRAWN BY: CMD
DATE: 03-16-2026

SHEET NUMBER: 1

File: A:\2024\2414599\DWG\Survey Sheets\2414599 Street Vacation.dwg Layout: EXHIBIT B User: colton.darwin Plotted: Mar 17, 2026 - 8:27am

City of Madison

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

Master

File Number: 92353

File ID:	92353	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Amending the 2026 Operating Budget and Setting the 2026 Rates for the Sewer Utility, Landfill and Stormwater Utility.			**Final Action:**	

Title: Amending the 2026 Operating Budget and Setting the 2026 Rates for the Sewer Utility, Landfill and Stormwater Utility (Citywide)

Notes: Jim Wolfe

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	2026 Average Residential Customer.pdf, 2026 Statistical Summary.pdf, 2026 Sanitary Rate Schedule.pdf, 2026 Stormwater Rate Schedule.pdf, 2026 Landfill Rate Schedule.pdf, 2026 Amendment Needed.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Board of Public Works (4/8/26), Common Council (4/21/26)

Text of Legislative File 92353

Fiscal Note

The proposed resolution adopts the 2026 rates for the Sewer Utility, Stormwater Utility and Landfill, and authorizes a budget amendment to reflect these new rates which go into effect on bills generated after May 1, 2026.

For the average residential customer of the Sewer Utility, the rate increase is projected at approximately 2.7%, which would result in an annual increase in charges of about $12.66 or $1.06 per month.

Average residential customers of the Stormwater Utility can anticipate a rate increase

of about 2.3%, which represents $3.48 more annually or $0.29 per month.

There is no change for Landfill fees.

Overall, the average residential customer's annual bill is projected to increase about 2.6% which is about $16.14 annually or $1.35 per month.

2026 Utility Bill	Annual Charges	Monthly Charges
Sewer Utility	$480.24	$40.02
Stormwater Utility	$156.00	$13.00
Landfill	$6.00	$0.50
Total	$642.24	$53.52

Revenues and expenses that are predominantly consistent with these charges have been built into the 2026 Adopted Operating Budgets of the Sewer Utility and the Stormwater Utility, although some levy-neutral budget adjustments will need to be made per the attached 2026 Rates Budget Amendment file. No additional appropriation is required.

Title

Amending the 2026 Operating Budget and Setting the 2026 Rates for the Sewer Utility, Landfill and Stormwater Utility (Citywide)

Body

WHEREAS, the Sewer Utility, Landfill and the Stormwater Utility are entirely self-sufficient and therefore require no
property tax levy support; and

WHEREAS, consistent Madison General Ordinances Secs. 35.02(7)(a), 35.025(4), and 37.05(4)(f), and the standards set forth in Wis. Stat. § 66.0821(4), the City Engineer sets utility rates each year, which rates go into effect upon approval by the Board of Public Works and the Common Council; and

WHEREAS, now that the 2026 City Operating Budget has been adopted, the Madison Metropolitan Sewerage District rates for 2026 have been set and the preliminary operating results of 2025 are known, it is now possible for the associated rates to be formally adopted for 2026; and

NOW, THEREFORE, BE IT RESOLVED that the 2026 Rate Schedules for the Sewer Utility, Landfill and the Stormwater Utility are hereby adopted; and BE IT FURTHER RESOLVED that the 2026 Operating Budgets of the Sewer Utility and Stormwater Utility shall be amended to reflect these new rates; and

BE IT FINALLY RESOLVED that the new rates shall go into effect on bills generated after May 1, 2026.

2026 Utility Bill Summary

		2025		2026		
		Annual Charges	Monthly Charges	Annual Charges	Monthly Charges	Percent Increase
Sanitary Sewer Charge for Average Residential Customer:						
Demand Charge (5/8)	1	$ 208.00	$ 17.33	$ 210.00	$ 17.50	
Volume (GAL)	47,872	$ 259.58	$ 21.63	$ 270.24	$ 22.52	
Total Sanitary Sewer Bill:		$ 467.58	$ 38.96	$ 480.24	$ 40.02	2.7%
Landfill Remediation Fee for Average Residential Customer:						
Equivalent Meter	1	$ 6.00	$ 0.50	$ 6.00	$ 0.50	0.0%
Stormwater Charge for Average Residential Customer:						
Customer Charge	1	$ 35.40	$ 2.95	$ 36.60	$ 3.05	
Imperious Area (sq ft)	2234	$ 94.68	$ 7.89	$ 96.24	$ 8.02	
Pervious Area (sq ft)	7010	$ 22.44	$ 1.87	$ 23.16	$ 1.93	
Total Stormwater Bill:		$ 152.52	$ 12.71	$ 156.00	$ 13.00	2.3%
Total Bill:		**$ 626.10**	**$ 52.17**	**$ 642.24**	**$ 53.52**	**2.6%**

2026 Utility Rates - Statistical Analysis

		2020	2021	2022	2023	2024	2025	2026 Budget	% Chg
SEWER UTILITY	Total Customers	68,079	68,623	68,940	70,346	70,871	71,153	71,340	0.3%
	Total Equivalent Meters	88,848	89,859	90,464	92,717	93,788	94,366	94,710	0.4%
	Total Billed Volume (MG)	7,167	7,314	7,301	7,787	7,586	7,598	7,593	-0.1%
	Restaurant Billed Volume (MG)	404	421	470	521	490	499	499	-0.1%
	Q&Q Billed Volume (MG)	247	247	245	256	253	238	231	-2.9%
	"Regular" Billed Volume (MG)	6,516	6,646	6,586	7,011	6,843	6,861	6,863	0.0%
	Volume - MMSD (MG)	9,679	8,177	8,335	8,531	9,193	8,893	9,193	3.4%
	CBOD - MMSD (LBS)	18,565,106	22,576,846	23,134,724	23,686,483	21,626,973	20,636,216	23,686,310	14.8%
	SS - MMSD (LBS)	18,527,518	22,929,716	21,221,705	22,534,848	22,509,913	19,573,653	22,534,735	15.1%
	TKN - MMSD (LBS)	3,625,821	3,888,692	3,892,115	3,817,940	4,119,868	3,974,524	4,119,755	3.7%
	TP - MMSD (LBS)	417,145	482,723	477,061	463,622	478,099	439,363	478,150	8.8%
	MMSD Treatment Charges:								
	Fixed Demand	$ 6,040,306	$ 6,262,518	$ 6,692,843	$ 7,207,145	$ 7,707,885	$ 8,285,815	$ 8,684,764	4.8%
	Volume	$ 19,544,571	$ 23,890,873	$ 23,478,659	$ 25,830,775	$ 29,538,690	$ 28,862,873	$ 32,581,326	12.9%
	Total MMSD Charges	$ 25,584,877	$ 30,153,391	$ 30,171,503	$ 33,037,920	$ 37,246,575	$ 37,148,688	$ 41,266,090	11.1%
							MMSD Low Estimate	*$ 39,185,900*	
							MMSD High Estimate	*$ 42,513,000*	
	Debt Service	$ 5,182,583	$ 6,045,635	$ 5,990,920	$ 7,342,856	$ 7,342,445	$ 8,849,487	$ 7,866,133	-11.1%
	Average Customer Bill (Annual)	$ 361.50	$ 385.20	$ 408.48	$ 410.04	$ 421.20	$ 467.52	$ 480.00	2.7%
	Average Customer Bill (Monthly)	$ 30.12	$ 32.10	$ 34.04	$ 34.17	$ 35.10	$ 38.96	$ 40.00	2.7%
	Total Customer Revenue	$ 42,145,708	$ 46,839,429	$ 50,352,198	$ 54,659,947	$ 54,703,412	$ 59,875,204	$ 63,183,891	5.5%
STORMWATER	Customers	63,018	63,173	63,155	63,770	63,957	64,035	64,370	0.5%
	Impervious Area (sf)	447,495,599	451,052,118	454,440,405	470,412,585	474,572,292	477,065,773	479,593,727	0.5%
	Credits	(19,184,418)	(21,919,793)	(22,427,598)	(22,275,693)	(22,110,495)	(19,579,336)	(21,664,166)	10.6%
	Pervious Area (sf)	1,393,099,553	1,438,600,705	1,428,222,495	1,430,619,740	1,439,483,611	1,453,909,445	1,450,875,018	-0.2%
	Credits	(263,979,692)	(289,554,950)	(315,846,790)	(351,173,096)	(360,299,571)	(358,795,654)	(357,372,979)	-0.4%
	Debt Service	$ 7,754,627	$ 8,017,033	$ 7,636,013	$ 8,488,685	$ 8,934,195	$ 8,612,330	$ 9,426,128	9.4%
	Average Customer Bill (Annual)	$ 120.60	$ 132.24	$ 135.72	$ 140.64	$ 150.36	$ 152.52	$ 156.00	2.3%
	Total Customer Revenue	$ 19,165,173	$ 21,245,653	$ 22,140,299	$ 23,500,279	$ 24,936,295	$ 25,256,778	$ 25,534,284	1.1%
LANDFILL	Total Equivalent Meters	107,929	108,226	109,907	112,603	113,507	113,935	114,817	0.8%
	Debt Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Average Customer Bill (Annual)	$ 8.40	$ 6.00	$ 6.00	$ 6.00	$ 6.00	$ 6.00	$ 6.00	0.0%
									#DIV/0!
	Total Customer Revenue	$ 882,404	$ 727,028	$ 659,442	$ 675,618	$ 681,042	$ 685,953	$ 688,902	0.4%

MADISON SEWER UTILITY
2026 RATE SCHEDULE

Volume Rate for each 1,000 gallons of Wastewater =					**$ 5.644**	
Flat Rate for Unmetered Customers =	**47,872**	**GAL ***	**$ 0.005644**	**=**	**$ 270.20**	
			5/8" Demand Charge	**=**	**$ 210.00**	
					$ 480.20	annually
					or	
					$ 40.02	monthly

Sewer Demand Charges:

Meter Size	Monthly Rate
5/8	$ 17.50
3/4	$ 17.50
1	$ 36.35
1 1/2	$ 67.77
2	$ 105.47
3	$ 193.43
4	$ 319.10
6	$ 633.27
8	$ 1,010.27
10	$ 1,512.93
12	$ 2,015.60

Sewer Demand Charges for Meters that Measure Water Use Only:

Meter Size	Monthly Rate
5/8	$ 2.26
3/4	$ 2.26
1	$ 3.56
1 1/2	$ 5.73
2	$ 8.33
3	$ 14.39
4	$ 23.06
6	$ 44.73

Sewer Charges for customers who elect or are required to monitor the characteristics of their effluent:

VOLUME	**$ 2.733**	**/ 1000 Gal**
CBOD	**$ 0.267**	**/ lb**
SS	**$ 0.497**	**/ lb**
TKN	**$ 0.738**	**/ lb**
TP	**$ 8.482**	**/ lb**

Restaurant Class:

Tier 1	**$ 7.225**	**/ 1000 Gal**
Tier 2	**$ 8.805**	**/ 1000 Gal**
Tier 3	**$ 12.417**	**/ 1000 Gal**

Multi Use - Not Separately Metered - Monthly Fee: **$10 / month**

Schedule of Charges for Septic Tank Waste (as definded in MGO 35.02(7)(e):

Rate per 1,000 gallon Load:	**$**	**94.10**
Rate for each additional 1,000 gallons:	**$**	**46.42**

MADISON STORMWATER UTILITY
2026 RATE SCHEDULE

Customer Base Charge =	**$**	**3.05**	for each lot or parcel of land each one month
Pervious Area Charge=	**$**	**0.275**	per 1,000 square feet of pervious area each one month
Impervious Area Charge=	**$**	**3.592**	per 1,000 square feet of impervious area each one month

LANDFILL REMEDIATION FEE
2026 RATE SCHEDULE

Equivalent Meter Size	Monthly Rate
5/8	$ 0.50
3/4	$ 0.50
1	$ 1.60
1.5	$ 3.70
2	$ 6.70
3	$ 14.80
4	$ 28.00
6	$ 66.50
8	$ 119.60
10	$ 198.60
12	$ 284.50
Flat Rates	$ 0.50

2026 Rates Budget Amendment

			2026 Adopted	Prior Amendments	Rates	Amendment
		SEWER:				
832	54215	MMSD Treatment	$ 41,266,090		$ 41,266,090	$ -
832	54445	MMSD LS Mtce	$ 350,000		$ 483,400	$ 133,400
831	56110	Debt Principal	$ 5,695,000		$ 5,695,000	$ -
831	56210	Debt Interest	$ 2,180,000		$ 2,200,000	$ 20,000
831	56215	Amortization	$ (480,940)		$ (480,940)	$ -
831	43810	Utility Fee	$ (2,390,544)		$ (3,904,144)	$ (1,513,600)
831	43882	Residential	$ (11,414,158)		$ (7,368,701)	$ 4,045,457
831	43883	Commercial	$ (1,684,915)		$ (3,395,015)	$ (1,710,100)
831	43884	Industrial	$ (224,159)		$ (637,933)	$ (413,774)
831	43885	Public Authority	$ (1,409,568)		$ (1,674,071)	$ (264,503)
832	43810	Utility Fee	$ (10,277,886)		$ (10,444,567)	$ (166,681)
832	43882	Residential	$ (20,057,032)		$ (20,036,150)	$ 20,882
832	43883	Commercial	$ (8,811,635)		$ (9,180,170)	$ (368,535)
832	43884	Industrial	$ (1,770,201)		$ (1,767,315)	$ 2,886
832	43885	Public Authority	$ (5,166,712)		$ (4,788,664)	$ 378,048
831	56610	Fund Balance Generated	$ -		$ -	$ -
831	56620	Contingent Reserve	$ 4,930,139		$ 4,766,659	$ (163,480)
						$ (0)
		STORMWATER:				
841	56610	Fund Balance Generated	$ -		$ -	$ -
841	56620	Contingent Reserve	$ 2,294,981		$ 1,988,394	$ (306,587)
841	43888	Stormwater Charges	$ (16,285,859)		$ (15,979,272)	$ 306,587
842	43888	Stormwater Charges	$ (9,555,012)		$ (9,555,012)	$ -
841	56110	Debt Principal	$ 7,569,385.00		$ 7,569,385	$ -
841	56210	Debt Interest	$ 1,856,743.00		$ 1,856,743	$ -
						$ -
		LANDFILL:				
	43440	LF Remdiation Fees	$ (685,000)		$ (688,902)	$ (3,902)
	48510	Reserves Applied	$ (447,181)		$ (443,279)	$ 3,902

City of Madison

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

Master

File Number: 92354

File ID:	92354	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Approving Administrative Parcel Transfer in Ownership of 432 S. Junction Rd. (Junction Rd. Park and Ride) from City of Madison Engineer, Future Transportation to City of Madison Metro Transit, Junction Park and Ride.			**Final Action:**	

Title: Approving Administrative Parcel Transfer in Ownership of 432 S. Junction Rd. (Junction Rd. Park and Ride) from City of Madison Engineer, Future Transportation to City of Madison Metro Transit, Junction Park and Ride. (District 1)

Notes: Jim Wolfe

Sponsors:	John P. Guequierre	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (4/22/26), Transportation Commission (4/15/26), Common Council (5/5/26)

Text of Legislative File 92354

Fiscal Note

This resolution administratively transfers the City agency ownership of the property located at 432 S. Junction Rd. As the property is currently owned by the City and operated as the Junction Park and Ride, no appropriation is required.

Title

Approving Administrative Parcel Transfer in Ownership of 432 S. Junction Rd. (Junction Rd. Park and Ride) from City of Madison Engineer, Future Transportation to City of Madison Metro Transit, Junction Park and Ride. (District 1)

Body

WHEREAS, the parcels now addressed as 432 S. Junction Rd. were acquired by the City of Madison leading up to the reconstruction of Junction Rd. in 2012, with a portion of the parcels being utilized for construction of the roadways and paths, with the remainder being owned by the City of Madison Engineer for Future Transportation and was given the address of 432 S. Junction Rd., and currently assigned Parcel No.'s 251-0708-271-0093-7 and 251-0708-271-0092-9.; and,

WHEREAS, under File 65314, RES-21-00482 the City of Madison authorized use of the property at 432 S. Junction Rd. as part of the Bus Rapid Transit (BRT) project, with the value of the land being contributed to the project as part of the City's local match, in lieu of cash contribution; and,

WHEREAS, based upon a market appraisal and general appreciation, the current market value of the property is estimated at $1,500,000; and,

WHEREAS, the plans for the construction of the East-West BRT project, including the improvements on 432 S. Junction Rd to create the Junction Road Park and Ride, were authorized under File 73148, RES-22-00596; and,

WHEREAS, upon completion of the authorized construction, the East-West BRT system (Route A) began operating on September 22, 2024, using the property at 432 S. Junction Rd. as part of the Metro Transit system as the park and ride, making the agency ownership transfer appropriate and necessary.

NOW THEREFORE BE IT RESOLVED that City agency ownership of 432 S. Junction Rd. be administratively transferred from City of Madison Engineer, Future Transportation to City of Madison Metro Transit, Junction Park and Ride.

BE IT FURTHER RESOLVED that the property's value of $1,500,000 be considered a part of the City's contribution to the BRT project as part of the City's local match.

City of Madison

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

Master

File Number: 92355

File ID:	92355	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the			**Final Action:**	

Title: Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the SE ¼ of Section 30, T7N, R9E, in the City of Madison. (District 11, District 19)

Notes: Jeff Quamme

Sponsors:	John P. Guequierre And Bill Tishler	**Effective Date:**	
Attachments:	Relocation Order RW Proj No 5992-07-06 .pdf, Vicinity Map Attachment.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (4/8/26), Plan Commission (4/13/26), Common Council (4/21/26)

Text of Legislative File 92355

Fiscal Note

The proposed resolution adopts a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. The City of Madison Common Council adopted RES-22-00716 (Legistar 73519) on October 11, 2022 which authorized the Mayor and City Clerk to execute an agreement with the State of Wisconsin Department of Transportation for the design and construction of safety improvements at the intersection of S. Whitney Way and Odana Road. The estimated cost of

the easement acquisitions is $14,200. Funding is available within Traffic Engineering's Safe Streets Madison capital program (Munis 14832-45-200). No additional appropriation is required.

Title

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the SE ¼ of Section 30, T7N, R9E, in the City of Madison. (District 11, District 19)

Body

WHEREAS, City of Madison Traffic Engineering, in coordination with the Wisconsin Department of Transportation (WisDOT), are proposing safety improvements to the S. Whitney Way and Odana Road intersection. The safety improvements include converting the traffic signals to monotubes with signal heads using retroreflective backplates over each traffic lane, high visibility crosswalks, audible pedestrian push buttons, increased pedestrian storage on the north and east legs, and new curb ramps that meet ADA requirements. Additional street lighting and the expansion of the north leg's median to increase the pedestrian refuge and remove the unnecessary third receiving lane is also proposed; and,

WHEREAS, the project was awarded a grant under WisDOT's Highway Safety Improvement Program (HSIP) that will be responsible for 90% of the participating design and construction costs, and the City is responsible for 10% of the costs; and,

WHEREAS, the City of Madison Common Council adopted RES-22-00716, File ID 73519 on October 11, 2022, authorizing the Mayor and City Clerk to execute an agreement with the State of Wisconsin Department of Transportation for the design and construction of safety improvements at the intersection of S. Whitney Way and Odana Road, through Highway Safety Improvement Program (HSIP) Project WISDOT ID 5992-07-06/07; and,

WHEREAS, the City of Madison Traffic Engineering Division has established Project Number, 14832, Odana and Whitney Way Safe Streets for the design, construction and administration of the safety improvements; and,

WHEREAS, the Design Study Report was approved on February 18, 2026 by the Wisconsin Department of Transportation. Subsequently WisDOT issued a letter to City of Madison Traffic Engineering authorizing the City of Madison to proceed with the real estate acquisitions required for the construction of the safety improvements; and,

WHEREAS, MSA Professional Services, Inc. has provided a Relocation Order map titled - R/W PROJECT NUMBER: 5992-07-06, identifying land and interests required to accommodate the construction of safety improvements at the S. Whitney Way and Odana Road intersection, the Relocation Order map being attached hereto and made part of this resolution; and,

WHEREAS, the City of Madison Office of Real Estate Services of the Economic Development Division has established Project No. 13194 to facilitate and administer the land interest acquisitions required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road as identified in the attached Relocation Order map titled R/W PROJECT NUMBER: 5992-07-06; 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 acquisitions project and that these acquisitions are determined to be necessity in accordance with Section 32.07(2), Wisconsin Statutes, and the acquisitions shall allow for the construction of planned public safety improvements at the intersection of S. Whitney Way and Odana Road through the Highway Safety Improvement Program (HSIP) Project WISDOT ID 5992-07-06/07.

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, hereby adopts this relocation order to acquire the necessary land interests required for the construction of planned public improvements associated with the Highway Safety Improvement Program (HSIP) Project WISDOT ID 5992-07-06/07, consisting of the attached Relocation Order Map in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes.

4. That the Office of Real Estate Services 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 Orders 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 acquisitions.

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. 13194.

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.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED HEREON, THE CITY OF MADISON DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS SHOWN HEREON FOR THE ABOVE-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 62.22, WISCONSIN STATUTES, THE CITY OF MADISON ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS RELOCATION ORDER 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 RELOCATION ORDER ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF MADISON, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

R/W PROJECT NUMBER: 5992-07-06	SHEET NUMBER: 1 OF 1

RELOCATION ORDER
CITY OF MADISON, SOUTH WHITNEY WAY
ODANA ROAD INTERSECTION

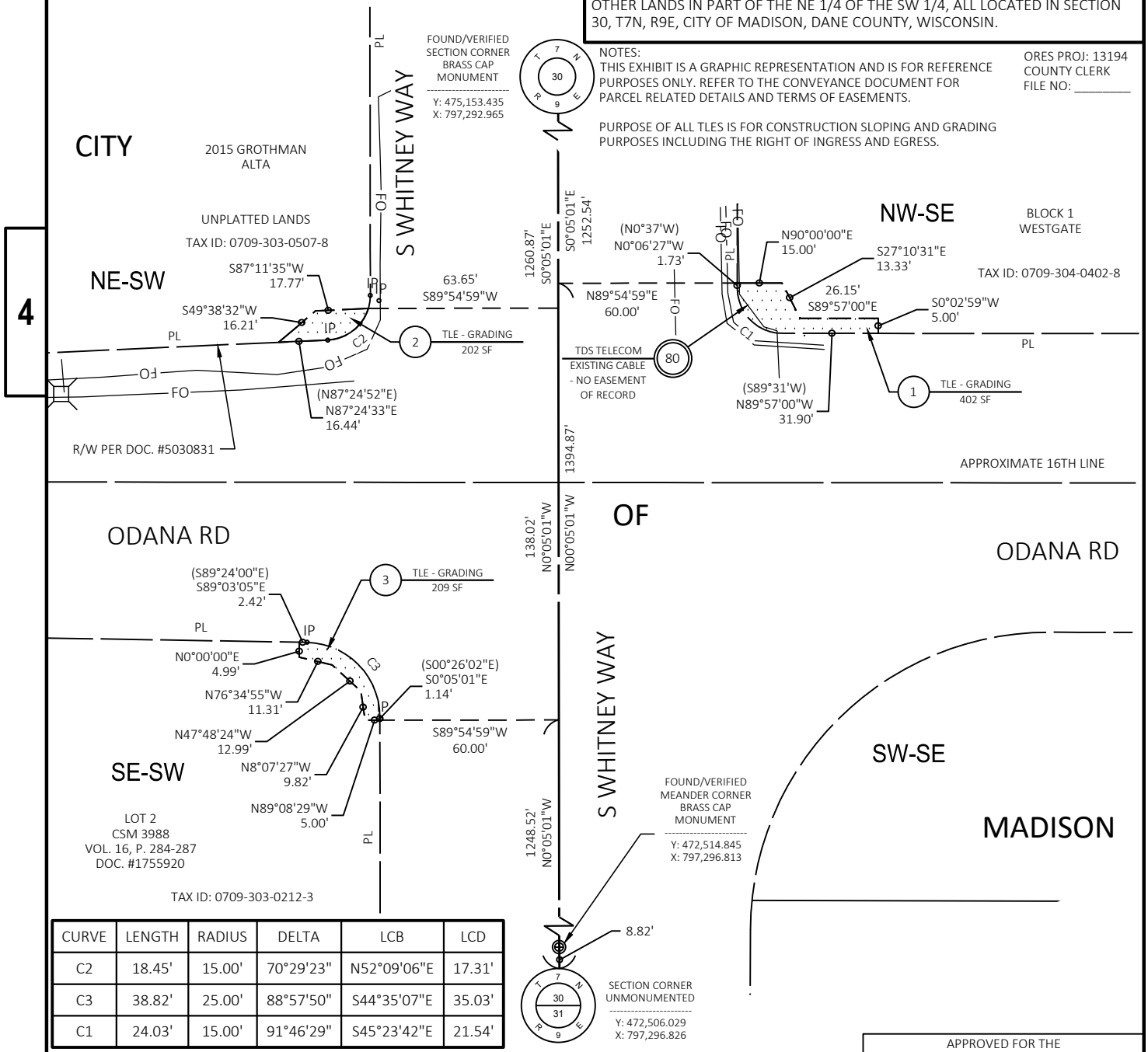
LOCAL STREET — DANE COUNTY

PART OF BLOCK 1 OF WESTGATE, LOCATED IN THE NW 1/4 OF THE SE 1/4, AND PART OF LOT 2 OF CSM 3988, LOCATED IN THE SE 1/4 OF THE SW 1/4, AND OTHER LANDS IN PART OF THE NE 1/4 OF THE SW 1/4, ALL LOCATED IN SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS AND TERMS OF EASEMENTS.

PURPOSE OF ALL TLES IS FOR CONSTRUCTION SLOPING AND GRADING PURPOSES INCLUDING THE RIGHT OF INGRESS AND EGRESS.

ORES PROJ: 13194
COUNTY CLERK
FILE NO: _____



CURVE	LENGTH	RADIUS	DELTA	LCB	LCD
C2	18.45'	15.00'	70°29'23"	N52°09'06"E	17.31'
C3	38.82'	25.00'	88°57'50"	S44°35'07"E	35.03'
C1	24.03'	15.00'	91°46'29"	S45°23'42"E	21.54'

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

PARCEL NUMBER	OWNER	INTEREST REQUIRED	TLE S.F.
1	REFUEL HOLDINGS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	402
2	MARVIN DEVELOPMENT OF SOUTH DAKOTA, LLC	TLE	202
3	HERITAGE SQUARE LLP	TLE	209

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
80	TDS TELECOM	RELEASE OF RIGHTS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM (WISCORS), DANE COUNTY ZONE, NAD83(2011) ADJUSTMENT

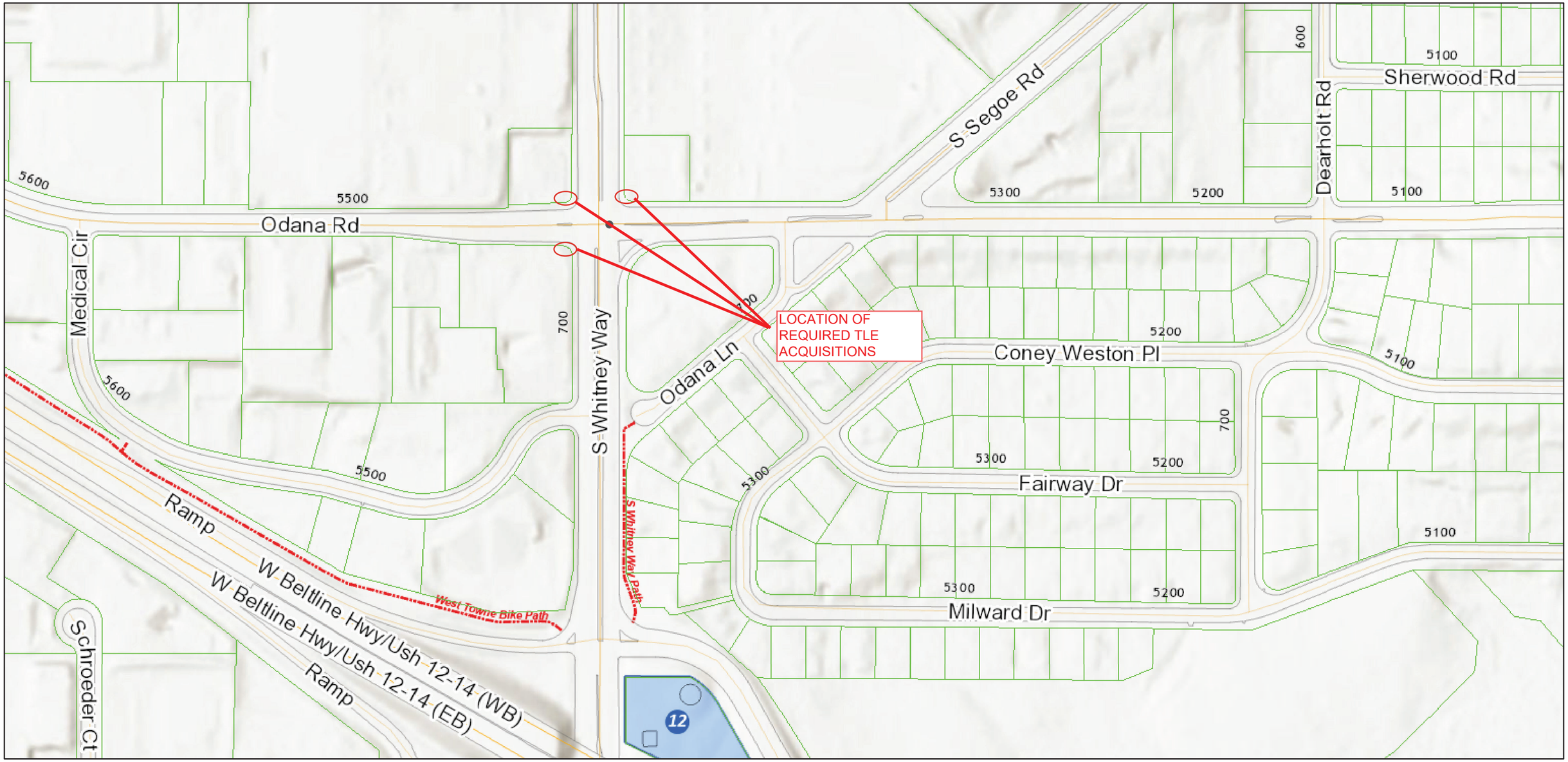
APPROVED FOR THE CITY OF MADISON

RELOCATION ORDER APPROVED BY THE COMMON COUNCIL.
RESOLUTION: FILE ID:
DATE: _____
EFFECTIVE: CITY CLERK

RELOCATION ORDER APPROVED BY THE PLANNING COMMISSION.
DATE: _____ EXECUTIVE SECRETARY

RELOCATION ORDER APPROVED BY THE BOARD OF PUBLIC WORKS.
DATE: _____ EXECUTIVE SECRETARY

VICINITY MAP



3/16/2026, 4:43:49 PM

- Private Street Centerlines
- Private Street Names
- Municipal Limits
- Parcels
- Hundred Block
- AddressPoints
- Street Names
- Paths Engineering
- Curb Lines
- City of Madison Street Centerlines
  - Principal Arterials
  - Primary/Standard Arterial
  - Collector
  - Local Street
- Ramp
- Site
- Property
- Structure

1:3,679

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, City of Madison IT

ArcGIS Web AppBuilder

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC) | City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | Surface Water Data Viewer Team | WiDNR, USGS, and other data | City of Madison, WI |

City of Madison

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

Master

File Number: 92362

File ID:	92362	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Parks Division
				File Created Date :	03/17/2026
File Name:	A RESOLUTION granting Special Vending Approvals under MGO 9.136(1)(k) for 2026 Special Events as detailed on the accompanying special event resolution table.			**Final Action:**	

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

Notes:

Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:	2026 SE Resolution - table.pdf	**Enactment Number:**	
Author:	Kelly Post	**Hearing Date:**	
Entered by:	kpost@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	03/19/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (4/21/26)					

Text of Legislative File 92362

Fiscal Note

The proposed resolution authorizes Special Vending Approvals for 2026 special events that occur anywhere in the City where an ordinance restricts vending to certain types of food or articles, or only from assigned sites. This resolution allows for three exceptions to vending ordinances restrictions. There are 21 special events requesting special vending approvals for 2026.

- Suspension of rules - event sponsor requests suspension of the “homemade/handcrafted” vending rules in the Mall/Concourse area.
- Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License
- Invalidation of vending licenses & TEM permits - licensees with assigned sites and TEM permit holders inside the event perimeter cannot operate from the assigned site during

the event, unless specifically exempted.

Under MGO 9.13(2)(c), Special Event Vending Licenses are issued for event vendors in the name of the event sponsor. Approval of this resolution will result in $9,200 in City revenue from Special Event Vending Licenses and is included in the Parks Division's 2026 Adopted Operating Budget. Four event sponsors requesting special vending approvals do not sell food or goods and, therefore, are not required to purchase a license. Other actions authorized in this resolution do not result in a fiscal impact.

In general, city licensed vendors pay an annual fee for their licenses, which comes with the caveat that their license may be invalidated up to 10 times per year per location. The invalidation of licenses due to special events does not impact revenue.

Number of Vendors	Fee	# Licenses	Revenue
1-25 vendors	$400	12	$4,800
26-100 vendors	$675	4	$2,700
101-300 vendors	$975	0	$0
301 or more vendors	$1,700	1	$1,700
Total Revenue			$9,200

Title

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

Body

WHEREAS, Section 9.136 of the Madison General Ordinances (“MGO”) and the regulations adopted therein regulate street vending on the State Street Mall/Capitol Concourse, which includes food carts, arts and crafts vendors, sidewalk cafes and merchant vendors (“Street vending”); and Section 9.54 creates permits and sites for the use of tables, expressive vending and mobile vending for certain protected first amendment activities (“TEM permits”); and

WHEREAS, Section 9.136(1)(k) creates procedures to temporarily change the rules for street vending and TEM permits during special events, with permission of the Common Council; and

WHEREAS, Section 9.136(1)(k)1.a. allows street vending licenses and TEM permits to be invalidated within the perimeter of a special event for up to ten (10) times per year in any one location; and

WHEREAS, Section 9.136(1)(k)1.b. authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the event perimeter for the duration of a special event; and

WHEREAS, Section 9.136(1)(k)1.c. allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events, which allows the event organizer to sell food and merchandise otherwise not allowed in the mall/concourse vending area; and

WHEREAS, some or all of the sponsors of the events shown in the attached table request suspension of MGO Sec. 9.136(1)(b) regarding handcrafted, homemade goods and personally prepared foods; and

WHEREAS, some or all of the event sponsors wish to select additional vendors, salespersons

and vending sites to sell products during the special events; and

WHEREAS, some event sponsors request invalidation of street vending licensees and TEM permit holder within the perimeter of their event, or relocation of those sites, as indicated on the attached table; and

WHEREAS the event sponsors shall comply with the procedures in sec. 9.136(1)(k)2.c. to provide written notice of proposed rules, regulations, fees for their event and areas affected; and at least one (1) week advance written notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, and all licensed street vendors and TEM permit holders within the perimeter of their event; and

WHEREAS, each event will only take place if the sponsor has obtained a Street Use Permit for the setup and conduct of the events which may include conditions regarding location of vendors, vending equipment, and use of electricity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council finds that the special vending approvals requested in the attached table are necessary to maintain the integrity, comprehensiveness and success of each of the events; and

BE IT FURTHER RESOLVED that the Common Council finds that special conditions exist that warrant the exclusive vending rights for those events that have requested invalidation of other licenses; and

BE IT FURTHER RESOLVED, that the special vending approvals as requested for each of the events as shown in the attached table; including invalidation of vending licenses (if requested), selection of vendors, and suspension of the rules that require handcrafted goods and personally prepared food are APPROVED; and for those events requesting suspension of rules, the Common Council establishes alternate rules for vending as detailed on the accompanying special event resolution table; and

BE IT FINALLY RESOLVED that the approvals granted herein are subject to the event sponsor obtaining a Street Use Permit and any required Special Event Vending License for the event.

2026
SPECIAL EVENT RESOLUTION

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Dane County Farmers' Market – Wednesday Markets	Wednesdays, Apr. 22 – Nov. 4, 8:30a-1:45p	200 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed street vendors are **relocated** outside the event perimeter.
Crazylegs Classic UW Athletics	Saturday, April 25, 9:50a-3:00p	Start: 700-800 State St / Finish: Camp Randall Stadium	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** outside the event perimeter. TEM permits are **invalidated** within the event perimeter.
Faith Over Fear Season Opener Faith Over Fear	Sunday, May 3, 2026 / 12:00p - 3:00p	100 Martin Luther King Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers.
Madison Night Market Madison's Central Business Improvement District (BID)	May 14, June 11, Aug. 20, Sept. 17, Oct 15, 4p - 8p	200-400 W. Gilman St., 400 Broom, 100-600 State St., 10 W Mifflin, & 10 N Carrol	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Run Madtown Endurance Marketing	Saturday, May 23, 3p to Sunday, May 24, 6p	700-800 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Cows on the Concourse Dane County Dairy Promotion Committee	Saturday, June 6 6a-3p	100 MLK Jr. Blvd.* 10 E. & W. Main*	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)
Cars on State Greater State St. Business Assoc. (GSSBA)	Saturday, June 6 6a-4p	100-600 State St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors (licensed sidewalk cafes are exempt) **are relocated**. TEM permits are **invalidated** within the event perimeter
Safety Saturday Madison Fire Department	Saturday, June 13 7:15a-1:30p	100 E. Washington, 10 N. & S. Pinckney	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Concerts on the Square Wisconsin Chamber Orchestra	Wednesdays, June 24, July 1, 8, 15, 22, 29, 3p - 11p (Rain dates: following Thursdays)	10 blocks of N & S Pinckney, E & W Main, 100 blocks of MLK Jr. Blvd, E. Washington Ave, & King St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
MadLit Greater Madison Music Committee	Fridays, June – October, TBD, 8p-11p (~7 dates)	100 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)
Art Fair **On** the Square MMoCA	Friday, July 10, 5p, – Sunday, July 12, 9:30p	Capitol Square streets and surrounding 100 blocks.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Art Fair **Off** the Square WAAC	Friday, July 10, 5p, – Sunday, July 12, 9:30p	200 block of MLK, Jr. Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated.**
Maxwell St. Days GSSBA	Thursday, July 16 – Sunday, July 19, 7a-6p daily	100 - 600 State St, area in front of 711 State St.& 200 Henry St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated.** TEM permits are **invalidated** within the event perimeter. Note: Saturday City licensed vendors may set-up on 30 on the Square and east of the crosswalk at the top of 100 State. City licensed merchant vendors and sidewalk cafes are not exempt.
Jazz at Five Jazz at Five, Inc.	Wednesdays August 5, 12, 19, 26, September 2, 3p-11p	10 block E main (inner travel lane, adjacent to Capitol)	Suspend vending restrictions and authorize sponsor to select event vendors and performers.
India Day Assoc. of Indians in America	Saturday, August TBD, 10a-2p	100 MLK, Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Black on State	Saturday, TBD	400 State, 400-300 W Gilman	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Taste of Madison Madison Festivals, Inc	Friday, Sept 4, 6p - Sunday, Sept 6, 11p	Capitol Square streets and surrounding 100 blocks	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter. A limited number of Sat. City Vendors may be accommodated in a location determined by City Saff and Madison Festivals.
Ironman WI Ironman USA Triathlon of Colorado	Wed, Sept.9, 3p, - Mon, Sept. 13, 12p	200 MLK, Jr. Blvd. & 10 W Wilson	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Cheese Fair off the Square Dairy Farmers of Wisconsin	Saturday, September 26,8am-3:30pm	100 & 200 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)
Madison Marathon Madison Festivals, Inc.	Sunday, November 8, 7a-3p	Capitol Square	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.) TEM permits are **invalidated** within the event perimeter.
Downtown Family Halloween & Hayrides	Wednesday, October 28, 2026	Capitol Square / 10 W Mifflin	Suspend vending restrictions and authorize sponsor to select event vendors and performers City licensed vendors are **relocated** (licensed sidewalk & roadway cafes are exempt.)

**Some of the date and location event details are based on previous years' event information. Final/approved information for the current year will be included on the 2026 Street Use Permit application and permit.*

KEY

- Suspension of rules – event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.
- Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License.
- Invalidation of vending licenses – street vending licensees and T and E permit holders with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted, and M permit holders cannot use their M permit inside the event perimeter.

RESOLUTION TIMELINE 2026

- **Common Council Meeting / Special Event Resolution introduction & adoption:**
  - Tuesday, March 24, 2026, 6:30pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)

You can find the agendas for these meetings on-line: https://madison.legistar.com/Calendar.aspx

Kelly Post, Parks and Street Use Supervisor
kpost@cityofmadison.com
608-264-9289

City of Madison

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

Master

File Number: 92363

File ID:	92363	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	10379/13309 - 3030 Darbo Dr Acquisition and Lease			**Final Action:**	

Title: Authorizing the City's execution of a Purchase and Sale Agreement and Lease between the City of Madison and The Salvation Army or their successors and assigns, for the purchase of the property located at 3030 Darbo Drive in the City of Madison, and leaseback period subsequent to closing. (District 15)

Notes:

Sponsors:	Satya V. Rhodes-Conway And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	10379 PSA 3030 Darbo - Seller 3-17-26.pdf, 10379 SA Darbo_CC Acq Memo_3.16.26.pdf, Appraisal Report - Salvation Army Offices - Darbo Drive - Bussen Company.pdf, MRE Appraisal Salvation Army Office Building - Reduced.pdf, 13309 Lease -3030 Darbo.pdf	**Enactment Number:**	
Author:	Dan Rolfs, Real Estate Development Manager	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92363

Fiscal Note

The proposed resolution authorizes the execution of a Purchase and Sale Agreement (PSA) between The Salvation Army and the City of Madison. The City will purchase the property at 3030 Darbo Dr from The Salvation Army for $3.3 million. The proposed resolution further authorizes the execution of a lease between the City of Madison and The Salvation Army. After purchase of the property, the City will lease the property to The Salvation Army for $1 per year. The initial lease term runs through December 31, 2027. After the initial term, the lease can be extended up to three times for a term of one year each. The conditions of the extensions would

be the same as the initial lease term.

Total acquisition, closing, and holding costs are estimated to be $3,385,000. Funding for the proposed acquisition and associated expenses is available in the adopted Capital Budget. The Community Development Division's Capital Budget includes $2.5 million for purchase of the property (project #13775). This budget was authorized in 2022 and has carried forward. The project was originally funded by federal American Rescue Plan Act (ARPA) monies. The 2024 year-end appropriation resolution (RES-24-00737, Legistar file 86200) transferred the $2.5 million in ARPA funding to the General Fund for eligible General Fund expenditures, and the ARPA funding for this property acquisition was replaced by a direct appropriation to the Capital Fund from the General Fund. The remaining $885,000 is available in the Economic Development Division's Land Banking capital program (program #12640). No additional appropriation required.

Title

Authorizing the City's execution of a Purchase and Sale Agreement and Lease between the City of Madison and The Salvation Army or their successors and assigns, for the purchase of the property located at 3030 Darbo Drive in the City of Madison, and leaseback period subsequent to closing. (District 15)

Body

WHEREAS, The Salvation Army ("Seller") is the owner of the property located at 3030 Darbo Drive which contains 2.57 acres of land and all improvements thereon ("Property"), which is legally described in Exhibit A of the Purchase and Sale Agreement ("PSA") attached hereto; and,

WHEREAS, the City of Madison ("City") desires to purchase the Property from the Seller to provide the Seller with funding to redevelop the Seller's Shelter for Women and Children on E. Washington Avenue, to landbank a property that is proximate to Bus Rapid Transit in order to support continued provision of essential community services and to provide the City with an additional site for creating the Darbo Dream; and,

WHEREAS, the Mayor directed the City's Office of Real Estate Services to pursue the purchase of one or more properties suitable for such use, the Property was selected, and the negotiated terms are available in the PSA attached hereto; and,

WHEREAS, the City agrees that the Seller may lease the Property from the City after closing for rent of One Dollar ($1.00) per year, until such time as the Seller's new facility is completed, subject to the terms and conditions of the Lease attached to the PSA as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City's execution of a Purchase and Sale Agreement, as Buyer, for the purchase of the Property with a purchase price of $3,300,000 subject to certain prorations and closing costs, and on substantially the same the terms and conditions contained in the PSA attached hereto; and,

BE IT FURTHER RESOLVED that the City's Common Council hereby authorizes the City's execution of a lease for $1 a year with the Seller for the continued use of the Property after closing on substantially the same the terms and conditions contained in the Lease included as Exhibit B of the PSA attached hereto; and,

BE IT FURTHER RESOLVED that City Staff are authorized to solicit and enter into contracts to

pay for holding costs including, but not limited to the City's maintenance and repair responsibilities outlined in the Lease, and after the Lease has expired and Seller has vacated the Property, grass cutting, snow removal, capital repairs and general maintenance; and,

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transactions contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is entered into as of the _____ day of _____, 2026, by and between the **City of Madison**, a Wisconsin municipal corporation ("Buyer") and **The Salvation Army**, an Illinois corporation ("Seller").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and the Seller (together, the "Parties") hereto covenant and agree as follows:

1. The Property. The Seller is the owner of the real property legally described in Exhibit A, located at 3030 Darbo Drive in the City of Madison, Wisconsin (the "Property"). At Closing, the Buyer shall purchase and the Seller shall sell and convey by Special Warranty Deed ("Deed") fee simple ownership of Seller's interest in the Property, together with all rights, easements and appurtenances pertaining thereto and all improvements, trees, bushes, landscaping, and foliage.

2. Effective Date. The "Effective Date" shall be the date first stated above.

3. Purchase Price. The total purchase price of the Property ("Purchase Price") shall be Three Million Three Hundred Thousand and no/100 ($3,300,000.00) which amount shall be payable in cash at Closing, as defined herein, subject to the adjustments and prorations herein provided.

4. Personal Property. The transaction contemplated by this Agreement will not include any personal property.

5. Delivery of Documents.

    a. The Seller shall, within (10) business days after the Seller's execution of this Agreement, provide the Buyer with complete copies of all documents in the Seller's actual possession or control relating to the physical and environmental condition of the Property. Seller has previously provided to the City copies of appraisals received by Seller regarding the Property.

b. Within five (5) business days after the Seller's execution of this Agreement, the Seller shall order a title insurance commitment ("Title Commitment") from the First American Title Company ("Title Company") with a policy amount of not less than the Purchase Price. The commitment shall include all supporting documents including, but not limited to, recorded declarations, use restrictions and annexation agreements. If the Title Commitment discloses any conditions, restrictions, liens, encumbrances, easements or covenants which in the Buyer's reasonable opinion would adversely affect the Buyer's intended use, Buyer shall notify the Seller in writing within prior to the expiration of the Due Diligence Period (as defined below) of such matters ("Title Objection Notice"), and the Seller shall have thirty (30) days from the date it receives the Title Objection Notice (the "Cure Period") to (i) cure those defects that it elects to cure, provided Seller shall have no obligation to cure any matters objected to in the Title Objection Notice except for monetary liens, which the Seller shall satisfy at or before Closing, and (ii) cause the Title Company to furnish an updated Title Commitment showing such defects cured or removed. If all defects set forth in the Title Objection Notice are not cured within the Cure Period, the Parties may either agree to extend the initial thirty (30) day Cure Period, or the Buyer may, at its option, within ten (10) business days following the initial thirty-day Cure Period terminate this Agreement by written notice to the Seller.

6. Limited Representations and Warranties; AS-IS Condition. Except as otherwise provided in this Agreement, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations or statements by the Seller, its agents or employees, in entering into this Agreement or in closing the transaction described therein. The Buyer's Closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property.

7. Due Diligence Period.

a. The Buyer shall have thirty (30) days after execution of this Agreement by the Parties ("Due Diligence Period") to review, test and inspect all aspects of the Property, at its sole cost and expense, subject to the provisions of this Section 7. In the event said review, inspections or tests disclose matters which would make the Property unsuitable for the Buyer's intended use, the Buyer may terminate this Agreement by written notice to the Seller prior to the expiration of the Due Diligence Period. If the Buyer does not provide written notice terminating this Agreement on or prior to the thirtieth (30th) day of the Due Diligence Period, this Agreement shall remain in full force and effect, the Buyer shall accept the Property as-is, and the Parties shall proceed to Closing.

b. Notwithstanding the foregoing, the Buyer may not perform any Phase 2 Environmental Site Assessment or any testing of the air, soil or water at the Property without the prior written consent of the Seller, which consent may be withheld in Seller's sole discretion.

c. Should the Buyer desire to waive its contingencies under this Agreement and close prior to the end of the Due Diligence Period, the Buyer may provide the Seller with written notice of its intent to do so. The provision of such notice by the Buyer shall not affect the covenants and Closing requirements contemplated in this Agreement, except that the Closing shall occur on or before fifteen (15) days from the date the Seller receives such notice, unless the Parties agree in writing to another date.

d. The Due Diligence Period in this Agreement may be extended only upon written agreement of the Parties.

8. Access to the Property.

a. The Buyer and the Buyer's authorized agents, contractors, and engineers shall be permitted access to the Property for the purpose of conducting inspections and testing, including but not limited to, including a Phase 1 or 2 Environmental Site Assessment report ("ESA") and related testing, soils testing and any other inspections or testing deemed necessary by the Buyer and approved by Seller as set forth in Paragraph 7(b). Access shall be at reasonable times with at least forty-eight (48) hours advance notice to the Seller.

b. In the event Buyer's Phase 1 ESA recommends a Phase 2 ESA, and the Seller consents as set forth in Paragraph 7(b), the Buyer may notify the Seller in writing of its desire to extend the Due Diligence Period if necessary to conduct such investigation. If the Parties are unable to agree on an extension of the Due Diligence Period, the Buyer may declare this Agreement null and void by providing written notice of termination to the Seller prior to the expiration of the Due Diligence Period. In no event shall the Seller be required to cure any matter to which the Buyer objects relating to the condition of the Property or any improvements located thereon. The Buyer shall repair, at its sole cost and expense, all damages caused by any of its assessments and inspections so that the condition of the Property is returned to as good or better condition as existed prior to the assessment(s) and inspections, which obligation shall survive any termination of this Agreement.

c. Seller may have one or more representatives present during any period of access by the Buyer or the Buyer's agents. The Buyer and the Buyer's agents shall follow the Seller's reasonable safety and welfare rules during any period of access to the Property.

9. Title Insurance. Seller shall order a Title Commitment from the Title Company as set forth in Paragraph 5(b) of this Agreement, and any objections to matters shown on the Title Commitment shall be addressed as set forth in Paragraph 5(b).

10. Survey. Any survey of the Property including, but not limited to, an ALTA/NSPS Land Title Survey that meets the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2021 that is required to eliminate all survey related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer

and the Title Company providing the title insurance described in Paragraph 9 shall be at the sole cost and expense of the Buyer. Any objections by the Buyer to matters shown in any such survey shall be delivered by the Buyer to the Seller in a written notice on or before the expiration of the Due Diligence Period, provided the Seller shall have no obligation to cure any such objections.

11. Commissions. The Seller represents that it has not entered into any contracts with any brokers or finders nor has the Seller obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein. The Buyer represents that it has not entered into any contracts with any brokers or finders nor has the Buyer obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated therein. The provisions of this Paragraph 11 shall survive any expiration or termination of this Agreement and shall not merge into any deed delivered and accepted upon the closing of the transaction therein contemplated.

12. Closing.

a. Subject to the outside date set forth in Paragraph 13(d)(4), closing ("Closing" or the "Closing Date") shall occur on or before fifteen (15) days from; (a) the expiration of the Due Diligence Period; or (b) the date of the Seller's receipt of notice from the Buyer requesting an earlier date of Closing; or (c) such other date agreed to in writing by the Parties, either in escrow or at the office of the Title Company issuing the commitment for title insurance, unless the Parties agree in writing to an alternate Closing location.

b. The Seller agrees to execute and deliver to the Buyer at or before Closing the Deed, conveying the Property to the Buyer free and clear from all liens and encumbrances, excepting the following: Municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility, municipal services; and other encumbrances agreed to by the Buyer.

c. The Buyer shall pay all recording/filing fees except that the Seller shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for by this Agreement.

d. Real estate taxes, if applicable, in the year of Closing shall be prorated between the Buyer and the Seller as of the date of Closing based upon the latest known assessment and latest known mill rate.

e. The Seller shall be responsible for the payment of any existing special or area assessments, sewer interceptor charges, or any other charges payable to any municipality or utility with regard to the Property as of the date of Closing.

f. The Seller shall pay any fees related to the Wisconsin Real Estate Transfer fee.

g. The Title Company shall prepare and deliver at Closing the Wisconsin Transfer Return due in connection with conveyance of the Property.

h. All costs charged by the Title Company to facilitate Closing shall be prorated between the Parties.

i. Prior to Closing, the Buyer shall obtain authorization from the City of Madison Common Council for the approval and execution of this Agreement by the Buyer.

13. Representations, Covenants, and Conditions. The City hereby acknowledges Seller's desire to remain in occupation of the Property following Closing on substantially the same terms described in Exhibit B (the "Post-Closing Lease").

a. Seller Representations. Seller represents and warrants to Buyer as follows:

i) No Prior Right to Purchase. No other party has any option, right of first refusal agreement with respect to the purchase or sale of the Property.

ii) No Adverse Possessors. There are no parties in possession of any portion of the Property as tenants at sufferance or trespassers.

iii) No Lessees. The Seller represents that the Property is not leased or occupied by any third party and the Seller agrees that it shall not enter into any lease or rental agreement for the Property, or any portion thereof, during the Buyer's Due Diligence Period, as described in Paragraph 7, and through the date of Closing, without the prior written consent of the Buyer.

iv) The Seller has not received any uncured notice that the Property is currently in violation of any applicable statutes, ordinances, codes, and rules and regulations of any governmental authority having jurisdiction over the Property.

v) There are no actions, suits, proceedings or claims pending or, to the best of Seller's knowledge, threatened with respect to or in any manner affecting any of the Property or the ability of the Seller to consummate the transaction contemplated by this Agreement.

vi) There are no threatened condemnation or similar proceedings affecting any of the Property and, to the best of Seller's knowledge, no such proceeding is contemplated by any governmental authority.

vii) The entering into and consummation of the transactions contemplated hereby will not conflict with or, with or without notice or the passage of time or both, constitute a default under, any contract, lease or other agreement, including, without limitation, the contracts to which Seller is a party or by which Seller may be bound or any law, rule, license, regulation, judgment, order or decree governing or affecting Seller or the Property.

b. Operation of the Property. Until the earlier of the Closing or the termination of this Agreement, Seller shall:

i) Not do anything, or permit anything to be done, that would impair or modify the status of title as shown on the Title Commitment other than releasing liens and curing any title matters that the Seller elects to cure under Paragraph 5(b); provided the foregoing shall not prevent the Seller from granting any new easement or other title matter required by any governmental authority or organization that has condemnation authority.

ii) Maintain the Property in the same manner as immediately prior to the Effective Date, reasonable wear and tear excepted.

iii) Not enter into any contract that, following Closing, will be binding upon Buyer or the Property without, in each instance, obtaining the prior written approval of Buyer.

iv) Not cause or permit transfer, conveyance, sale, grant of easement, assignment, pledge, mortgage, or encumbrance of any of the Property.

c. Advise Buyer. Until the earlier of the Closing or the termination of this Agreement, Seller shall notify City in writing promptly upon learning or receiving notice of:

i) Any violation of any law, ordinance, regulation or law that would or might materially affect any of the Property.

ii) Any pending or threatened litigation that affects any of the Property or that could affect the transaction contemplated hereby.

d. Conditions. City shall not be obligated to close the transaction contemplated hereunder unless each of the following conditions shall be satisfied on the Closing Date.

i) The Title Company shall issue (or commit unconditionally to issue) to the Buyer an owner's policy of title insurance in the condition called for in this Agreement.

ii) The representations and warranties of Seller in this Agreement shall be true and correct in all material respects on and as of the Closing Date with the same force and effect as though such representations and warranties had been made on and as of the Closing Date.

iii) Seller shall have performed all covenants and obligations and complied with all conditions required by this Agreement to be performed or complied with by Seller on or before the Closing Date.

iv) Notwithstanding any extension of the Due Diligence Period or the fifteen (15) day period set forth in Paragraph 12(a), Closing must occur on or before May 13, 2026. If Closing does not occur on or before said date, then the Buyer may choose to exercise any of its options outlined in Subparagraph 13(f), and the Buyer's obligation to close shall be conditioned upon the City of Madison Common Council authorizing a budget amendment allowing for the Buyer's purchase of the Property.

e. Notwithstanding anything to the contrary set forth elsewhere herein, each Party's obligation to proceed with the closing of the transaction contemplated by this Agreement is conditioned upon the simultaneous execution of the Post-Closing Lease.

f. If any condition specified herein is not satisfied on or before the Closing, then at Buyer's option, (a) Buyer may waive such condition either at the time originally established for Closing or at any time thereafter, or (b) Buyer may terminate this Agreement by written notice thereof to Seller, either at the time originally established for Closing.

14. Miscellaneous.

a. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties hereto, to any person or entity other than the Parties.

b. Benefit and Burden. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, personal representatives, successors, and assigns.

c. Entire Agreement. This Agreement contains the entire agreement between the Parties and any modification, alteration or addendum to this Agreement shall be valid only when written and executed by the Parties.

d. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Agreement. A signed copy of this Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile, email or similar technology and upon receipt will be deemed original and binding upon the Parties, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

e. Severability. If any non-material part, paragraph, or article of this Agreement is determined to be invalid, or otherwise unenforceable, the validity of all the remaining parts, paragraphs, and articles shall not be affected thereby. Any such non-material parts, paragraphs, or articles shall be deemed severable.

f. Choice of Law, Venue, and Forum Selection. This Agreement shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this Contract that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

g. Headings. The headings in this Agreement will be for reference purpose only and shall not in any way affect the meaning or interpretation herein.

15. Seller Contingency. Seller's obligation to conclude the transaction contemplated by this Agreement shall be contingent upon obtaining the approval of the Board of Directors, The Salvation Army, Territorial Headquarters, Hoffman Estates, Illinois. If Seller does not terminate this Agreement within twenty-eight (28) days after the Effective Date by Seller sending written notice to Buyer within such period, then this contingency shall be deemed waived and satisfied. If Seller terminates this Agreement within the time period provided, then this Agreement shall be deemed null and void and neither party shall have any further obligations to the other hereunder.

[Signature pages to follow]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first above written.

BUYER: CITY OF MADISON

By:_____ Date:_____

Name: Satya Rhodes-Conway
Title: Mayor

By:_____ Date:_____

Name: Lydia A. McComas
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager 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-26-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on the _____day of _____ 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 10379

Signatures continue on the following page

SELLER: The Salvation Army

By:_____ Date:_____
(Signature)

By:_____
(Print name and title)

By:_____ Date:_____
(Signature)

By:_____
(Print name and title)

State of Illinois)
) ss.
County of Cook)

Personally came before me this _____ day of _____, 2026, the above named _____(name), _____(title) and _____(name), _____(title), each acting in said capacity and known by me to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Illinois

_____
(print or type name)

My Commission expires:_____

EXHIBIT A
Legal Description of the Property

LOT 2 OF CERTIFIED SURVEY MAP 7652, RECORDED NOVEMBER 15, 1994 IN VOLUME 40, PAGES 47-49 AS DOCUMENT NO. 2645258 AND BEING CORRECTED BY AFFIDAVIT RECORDED JUNE 10, 1996 IN VOLUME 33141, PAGE 73 AS DOCUMENT NO. 2799665, BEING LOCATED IN THE NORTHEAST ¼ AND NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING OUTLOT A, LOTS 1-4 AND 9-19 EXCEPT THE NORTHERLY 5 FEET OF LOTS 16-19, ALL IN DARBO'S ADDITION.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 4229987 AND FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORED IN DOCUMENT NO. 5424962.

Tax Parcel Number: 251/0710-052-1005-1
Address: 3030 Darbo Drive

EXHIBIT B
Form of Post-Closing Lease

37470068.5

Department of Planning & Community & Economic Development
Economic Development Division
Matthew B. Mikolajewski, Director

P.O. Box 2983
Madison, Wisconsin 53701-2983
Phone: (608) 266-4222
Fax: (608) 261-6126
www.cityofmadison.com

Office of Real Estate Development

To: **Common Council**

From: **Office of Real Estate Development**

Date: **March 16, 2026**

Subject: **Darbo Neighborhood Redevelopment – Salvation Army Site Acquisition (3030 Darbo Dr)**

DPCED staff are evaluating several sites in the Darbo-Worthington-Starkweather neighborhood as potential acquisition targets for eventual redevelopment for City, CDA, or nonprofit uses, consistent with the 2017 neighborhood plan for the area. In particular, the Salvation Army property at 3030 Darbo Drive has emerged as the most likely site for City acquisition in the near-term.

First, the acquisition would allow the City to support a longstanding nonprofit community service partner in Salvation Army, in turn facilitating its ongoing Shield shelter and supportive housing development project on East Washington Avenue. Salvation Army leadership has indicated that its new administrative offices in that project may not be ready for occupancy until at least 2027, necessitating a leaseback arrangement of at least two years at the Darbo site and thus delaying redevelopment or repurposing the site in the interim.

By utilizing the Land Banking Fund to fund most of the acquisition cost, the City may choose to self-develop or offer the property for lease or sale to a community agency. The City adopted a Land Banking Policy in June 2021 that prioritizes land purchases facilitating affordable housing, community and economic development projects, and related neighborhood stabilization and blight reduction objectives, all of which would be accomplished through site control and eventual redevelopment of the Darbo Drive site.

In determining the long-term use of the property, the City will give priority to uses by organizations that have established relationships with, or experience serving, residents within the Darbo neighborhood, or members of marginalized communities that are represented in the neighborhood. The purchased property could be used as a community center and/or to house agency activities or programming that support neighborhood residents and underserved or marginalized populations more generally.

Since 2023, City staff have been working with a grassroots group of Darbo-area nonprofits led by Mentoring Positives, Just Dane, and the African Center, who collectively wish to develop a new community hub for offices, classrooms, childcare services, recreation, and other community development purposes. The group's concept, informally known as the Darbo Dream Center, includes an ask of the City to provide a parcel of land suitable for a mixed-use building of approximately 80,000 square feet, and perhaps additional capital and/or operating support for the project.

Acquisition of the Salvation Army site will provide that organization with flexibility and capital to complete its development objectives while the Darbo Dream group continues its planning and fundraising efforts. Site control would also allow the City the flexibility to resell the site for new construction, lease the existing building to Darbo Dream or another group for community programming, or to retain the site for affordable housing development - perhaps even a CDA-led project as a replacement for the nearby Webb-Rethke public housing site.

BUSSEN COMPANY

Appraisal • Brokerage • Consulting
Development • Litigation Support

APPRAISAL REPORT

THE SALVATION ARMY OF DANE COUNTY HEADQUARTERS

A 112,060± square foot site (2.57± acres) improved with a multi-purpose office/chapel building with an attached gymnasium

Located at:
3030 Darbo Drive
Madison, Wisconsin 53714

PREPARED FOR

THE SALVATION ARMY SERVICES, INC.
c/o Michael Sjogren, Major
Area Coordinator
The Salvation Army of Dane County
5550 Prairie Stone Parkway
Hoffman Estates, Illinois 60192

PREPARED BY

Andrew G. Bussen, MAI
Robert Anderson
BUSSEN COMPANY
2001 West Beltline Highway
Suite 101
Madison, Wisconsin 53713
(608) 310-7570

abussen@bussencompany.com

BUSSEN COMPANY
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Appraisal and Consulting

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Suite 101
Madison, WI 53713
608.310.7575

www.bussencompany.com

June 6, 2025

The Salvation Army Services, Inc.
c/o Michael Sjogren, Major
Area Coordinator
The Salvation Army of Dane County
5550 Prairie Stone Parkway
Hoffman Estates, Illinois 60192

RE: APPRAISAL OF THE SALVATION ARMY OF DANE COUNTY HEADQUARTERS
A 112,060± square foot site (2.57± acres) improved with a multi-purpose office/chapel building with attached gymnasium
3030 Darbo Drive
Madison, Wisconsin 53714

Dear Michael:

As requested, the above-captioned property has been valued using generally accepted appraisal principles and practices. This appraisal is presented in an Appraisal Report format. It is intended to comply with the appraisal development and reporting requirements set forth under Standard 1 and Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal process has also been developed consistent with the terms of the engagement for this assignment.

PROPERTY DESCRIPTION

The subject property is located along Darbo Drive on the east side of Madison. In addition, the property is one block southeast of East Washington Avenue. According to public records, the parcel contains 112,060± square feet or 2.57± acres. The property is zoned CC-T (Commercial Corridor – Transitional District) as per the City of Madison. The property is owned by The Salvation Army.

The property is currently improved with the headquarters for The Salvation Army of Dane County. The building consists of three separate buildings that have been connected or added over time. The southwest section of the building was reportedly originally built as a grocery store and was constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes a variety of uses including numerous offices, four classrooms, a chapel, activity room, computer lab, kitchen, dining/multi-purpose room, multiple restrooms and storage rooms. This portion of the building also contains a partial unfinished basement used for storage.

The northwest section of the building was reportedly originally built as a liquor store and constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes the former food pantry space (currently used as storage), a walk-in freezer and refrigerator, a few offices and one set of restrooms. This building also contains a full, finished basement that was formerly used as a daycare.

The east section of the building is a gymnasium that was constructed between 1995 and 2000 based upon historical aerial images from the Dane County GIS. This portion of the building includes a gymnasium, locker rooms, fitness room, a few offices and storage space.

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PROPERTY DESCRIPTION - CONTINUED

The aggregate building is one-story and contains 38,617± square feet of gross building area above grade. In addition, the building contains a partial basement that contains 16,206± square feet of gross building area. The building areas are based upon our physical measurements and building plans provided. The site appears to contain roughly 70 surface parking stalls. However, it is noted that the striping for a large portion of the parking stalls is not visible.

It is noted that the building experienced significant water damage after a pipe burst around three years ago. This included the flooding of the gymnasium and surrounding areas and part of the basement. In addition, the concrete walkway and stairs outside of the gymnasium were damaged. As a result, a new water line was installed. In addition, the drywall and flooring in the gymnasium and surrounding areas was replaced. The cost of repairs related to this event were reportedly $531,644.

APPRAISAL PREMISES AND VALUATION SCENARIOS DEVELOPED

Consistent with the terms of engagement for this assignment, this appraisal provides an opinion of market value of the fee simple interest in the subject property on an “as-is” basis. The effective date of the appraisal is May 14, 2025, which coincides with the date of physical inspection by Andrew G. Bussen, MAI and Robert Anderson.

Our concluded opinion of value is summarized as follows:

CONCLUDED OPINION OF VALUE

Market Value Scenario	Effective Date of Value	Opinion of Value
As-Is Fee Simple Market Value	May 14, 2025	$3,000,000

If any questions arise concerning this report, please do not hesitate to contact the undersigned.

Sincerely,

BUSSEN COMPANY

Andrew G. Bussen, MAI
Wisconsin Certified General Appraiser #657

Robert Anderson
Wisconsin Certified General Appraiser #2393

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ADDENDA

Property Information from Public Records
Appraiser License and Qualifications

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EXECUTIVE SUMMARY

PROPERTY NAME: The Salvation Army of Dane County Headquarters

PROPERTY LOCATION: 3030 Darbo Drive
Madison, Wisconsin 53714

PARCEL NUMBER: 0710-052-1005-1

PROPERTY DESCRIPTION: The subject property is located along Darbo Drive on the east side of Madison. In addition, the property is one block southeast of East Washington Avenue. According to public records, the parcel contains 112,060± square feet or 2.57± acres. The property is zoned CC-T (Commercial Corridor – Transitional District) as per the City of Madison. The property is owned by The Salvation Army.

The property is currently improved with the headquarters for The Salvation Army of Dane County. The building consists of three separate buildings that have been connected or added over time. The southwest section of the building was reportedly originally built as a grocery store and was constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes a variety of uses including numerous offices, four classrooms, a chapel, activity room, computer lab, kitchen, dining/multi-purpose room, multiple restrooms and storage rooms. This portion of the building also contains a partial unfinished basement used for storage.

The northwest section of the building was reportedly originally built as a liquor store and constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes the former food pantry space (currently used as storage), a walk-in freezer and refrigerator, a few offices and one set of restrooms. This building also contains a full, finished basement that was formerly used as a daycare.

The east section of the building is a gymnasium that was constructed between 1995 and 2000 based upon historical aerial images from the Dane County GIS. This portion of the building includes a gymnasium, locker rooms, fitness room, a few offices and storage space.

The aggregate building is one-story and contains 38,617± square feet of gross building area above grade. In addition, the building contains a partial basement that contains 16,206± square feet of gross building area. The building areas are based upon our physical measurements and building plans provided. The site appears to contain roughly 70 surface parking stalls. However, it is noted that the striping for a large portion of the parking stalls is not visible.

It is noted that the building experienced significant water damage after a pipe burst around three years ago. This included the flooding of the gymnasium and surrounding areas and part of the basement. In addition, the concrete walkway and stairs outside of the gym were damaged. As a result, a new water line was installed. In addition, the drywall and flooring in the gymnasium and surrounding areas was replaced. The cost of repairs related to this event were reportedly $531,644.

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OWNER OF RECORD: The Salvation Army

PREMISE OF VALUE: As-Is

INTEREST APPRAISED: Fee simple

EFFECTIVE DATE OF VALUE: May 14, 2025

DATE OF REPORT: June 6, 2025

HIGHEST AND BEST USE:

AS IF VACANT: Development of the site with a multi-family residential use. A government subsidized residential project for low income tenants, such as Section 42 tax credit housing is an acceptable alternative for the subject site as if vacant. In addition, a senior housing development is also a potential use of the site.

AS IMPROVED: Continued use as The Salvation Army of Dane County Headquarters. Other potential alternative highest and best uses as improved could include a church, school or community center use.

VALUE INDICATIONS AND CONCLUDED OPINION OF VALUE:

VALUE INDICATIONS

Valuation Approach	Effective Date of Value	Value Indication
Underlying Land Value	May 14, 2025	$1,175,000
Less: Estimated Demolition Costs:		($450,000)
"As-Is" Value as a Redevelopment Site (Rounded)	May 14, 2025	$725,000
Sales Comparison Approach	May 14, 2025	$3,000,000

CONCLUDED OPINION OF VALUE

Market Value Scenario	Effective Date of Value	Opinion of Value
As-Is Fee Simple Market Value	May 14, 2025	$3,000,000

Please note that the value opinions concluded in this appraisal are subject to various **Extraordinary Assumptions.** For further detail, please refer to the Assumptions and Limiting Conditions section.

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REPORT ORGANIZATION

This report is designed to inform the reader of all factors influencing the property's value in a clear and concise manner. The **Executive Summary** and **Premise of the Appraisal** sections provide an overview of the property and general information. The **Descriptive** sections starts with general regional issues and proceeds to more specific issues directly related to the property. The **Highest and Best Use** section establishes the marketability of the subject and premise upon which the property is valued.

The **Valuation Section** develops the sales comparison approach to value. This section includes comparable information, application of market information to the subject and valuation analysis.

PURPOSE, INTENDED USE AND INTENDED USER(S) OF THE APPRAISAL

The **purpose** of this appraisal is to provide an opinion of **market value** for the **fee simple interest** in the subject property on an "as-is" basis. The **intended use** is for internal use and reporting requirements related to the potential negotiation and sale of the property. The **intended user/client** is The Salvation Army of Dane County.

Without prior written approval from the appraisers, the use of this report is limited to the intended use stated above. All other uses are expressly prohibited. Reliance on this report by anyone other than the client for a purpose not set forth above is prohibited. The appraisers' responsibility is limited to the client.

DEFINITIONS

MARKET VALUE is defined by The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) as "a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal."

Therefore, complying with USPAP, and per the Letter of Engagement, my working definition of market value is taken from Part 323.2(h) of FDIC Rules and Regulations, presented as follows:

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. Buyer and seller are typically motivated.
> b. Both parties are well informed or well advised and acting in what they consider their own best interests.
> c. A reasonable time is allowed for exposure in the open market.
> d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
> e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

This definition is taken from regulations published by several Federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990. These agencies include the

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Federal Reserve System (FRS), the National Credit Union Administration (NCUA), the Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of the Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Valuation Guidelines*, dated October 24, 1994.

EXTRAORDINARY ASSUMPTION[1]

"An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."

PROPERTY RIGHTS APPRAISED

As requested by the client, the property rights appraised are those associated with the fee simple interest. **Fee simple estate** is defined in The Dictionary of Real Estate Appraisal, 6th Ed. (2015) as:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

LEGAL DESCRIPTION

A current title insurance policy was not available to verify the complete legal description of the property. Therefore, this appraisal is subject to verification of the legal description if/when a current title insurance policy becomes available. Based upon information obtained from public records, the abbreviated legal description for the subject parcel is summarized as follows:

PARCEL #: 251/0710-052-1005-1

CERTIFIED SURVEY MAP NO 7652 RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 40 PAGE 47 OF CERTIFIED SURVEYS EXCEPT THAT PART AS DESC IN PARCEL 1, TRANSPORATION PROJECT NO. 53W0348-4.01; LOT 2, EXCEPT THAT PART CONVEYED IN DOC 5424962 FOR NEW PUBLIC CITY STREET.

OWNERSHIP AND SALES HISTORY

Research of public records indicates that The Salvation Army is the owner of record of the subject property. There have not been any arm's-length transfers of the subject property within the three-year period immediately preceding the acceptance of this assignment. In addition, the property is not known to be actively marketed for sale. However, the City of Madison is reportedly interested in purchasing the property for use as a community center.

Although not currently part of the subject property, it is noted that the City of Madison acquired part of the former subject parcel for the construction of Richard Davis Lane. The City acquired 37,312± square feet or 0.86± acres for $474,142 via Warranty Deed #5424962 recorded at the Dane County Register of Deeds on July 13, 2018. It is noted that this price also included a temporary limited easement over an additional 5,167± square feet or 0.12± acres. In addition, the price may have included additional compensation for any improvements (parking lot, landscaping, etc.) on the property at the time of sale and any loss of value to the remaining property. However, this is noted for reference purposes as part of the most recent sales history of the property.

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DATE OF INSPECTION, EFFECTIVE DATE OF VALUE AND DATE OF REPORT

Andrew G. Bussen, MAI, and Robert Anderson inspected the subject property on May 14, 2025, which coincides with the effective date of value. Michael Sjogren, ownership representative, was present and provided the property tour and relevant information. The date of issuance of the report is June 6, 2025.

EXPOSURE TIME[1]

According to USPAP, exposure time is defined as:

> "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."[1]

Exposure time is best established upon the experience of recent comparable sales. In the final analysis, it is the appraisers' opinion that if the property is appropriately priced and marketed, an exposure time of **6 to 18 months** or possibly longer is supported.

We have tracked the sales of several church, school and community center properties similar to the subject property. Seven of these sales including three of the comparable sales utilized in the sales comparison approach indicated "days on market" ranging from 77 to 549 days with an average of 292 and median of 321 days. These figures provide additional support for the aforementioned estimate of exposure time. The exposure time is projected to be longer than other property types due to the perceived limited number of potential users for the property based upon the concluded highest and best use.

ASSESSMENT AND TAX INFORMATION

The subject property is owned by a tax-exempt entity and does not have an assessed value.

COMPLIANCE AND COMPETENCY PROVISION

We are aware of the compliance and competency provisions of USPAP, and within our understanding of those provisions the authors of this report comply with all mandatory requirements. Andrew G. Bussen, MAI, a Certified General Appraiser in the State of Wisconsin (#657) and Robert Anderson, a Certified General Appraiser in the State of Wisconsin (#2393) inspected the subject property and conducted the primary research, analysis, and writing of the appraisal report.

This is an Appraisal Report that is intended to comply with the development and reporting requirements set forth under Standard 1 and Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal has also been prepared in accordance with the terms of the engagement letter for this assignment.

DISCLOSURE OF PREVIOUS APPRAISAL AS PER USPAP

USPAP also requires appraisers to disclose any prior services related to the subject property within the three-year period immediately preceding acceptance of this assignment. Bussen Company issued an appraisal of the subject property to subject ownership on April 6, 2023.

1 Uniform Standards of Professional Appraisal Practice, Appraisal Standards Board of The Appraisal Foundation

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SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

SOURCE	INFORMATION
Michael Sjogren (Salvation Army)	Subject information & property tour
City of Madison	Subject and comparable information
Dane County	Subject and comparable information
Public Records, CoStar, PropertyDrive, LoopNet	Market and comparable sale and rental data
Appraisers' internal files	Market and comparable sale and rental data

APPRAISAL DEVELOPMENT AND REPORTING PROCESS (SCOPE OF WORK)

Preparation of this appraisal included the following actions:

- Inspecting the subject property (see preceding comments regarding the property inspection and the effective date of value).
- Reviewing assessor's property information and other public documents regarding the subject property, together with any property information provided by ownership.
- Reviewing records for information on taxes and assessments from Dane County and the City of Madison.
- Reviewing a Certified Survey Map.
- Inspecting the subject neighborhood.
- Gathering and confirming information on sales and listings involving comparable properties from the local market area, where available, and from competing areas.
- Inspecting the exteriors (and in some cases the interiors) of all the Madison area comparable properties utilized.
- Analyzing supply and demand conditions in the area.

UNAVAILABILITY OF INFORMATION

All information necessary to develop a reliable and credible opinion of value for the subject property was available, with the exception of the lack of availability of a current title insurance policy.

EXTRAORDINARY ASSUMPTIONS

This appraisal has been developed subject to certain **Extraordinary Assumptions**, which are outlined in the next section of this report**.**

PERSONAL PROPERTY, FIXTURES AND INTANGIBLE ITEMS

No personal property, fixtures or intangible items are included in this valuation. The only trade fixtures to be noted include kitchen equipment, most of which appears to be somewhat built-in and would likely not be removed (or only for salvage value), along with chapel and gymnasium-related fixtures.

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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The legal description located in the Addenda is assumed to be correct. The analysis assumes that this description accurately represents the subject property.

A current survey has not been provided to the appraiser. If further verification is required, a survey by a registered surveyor is advised.

The only intended user of this appraisal is the client identified herein. There is no other intended user. No purchaser, seller, or borrower are intended users of this report. The fact that some party, other than the client, may have paid for the appraisal, either directly, or indirectly, does not make them an intended user.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.

Unless otherwise noted herein, it is assumed that there are no encroachments, zoning violations or restrictive covenants impacting the subject property.

Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.

This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of the report does not include the right of publication.

The appraiser may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question unless prior arrangements have been made.

The statements of value and all conclusions shall apply as of the dates shown herein.

This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. No portion of the report stands alone without approval from the author.

The valuation stated herein assumes professional management and operation of the building(s) throughout the lifetime of the improvements, with an adequate maintenance and repair program.

The liability of Bussen Company and employees is limited to the client only and only up to the amount of the fee actually collected by Bussen Company in conjunction with this assignment. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.

The appraiser is in no way responsible for costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements, or cost, regardless of outcome; the client will hold Bussen Company completely harmless.

The appraiser is not qualified to detect the presence of toxic or hazardous substances or materials that may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and disclaims any duty

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to note the degree of fault. Bussen Company and its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation, hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gases, waste materials or other irritants, contaminants or pollutants.

The appraiser assumes no responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Bussen Company and its principals, agents, and employees shall not be liable for any costs, expenses, assessments, penalties, or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject were not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.

The appraiser has been retained to develop an opinion of value for the subject property and is not a property inspector. The “inspection” performed by the appraiser is more of an observation and is not intended to reveal defects in the mechanical systems, plumbing, electrical systems, structural integrity, roofing, or other components of the property and the appraiser does not claim to be an expert in those areas. There could be defects hidden behind floors, wall coverings, inside cabinets or closets or behind furniture or under rugs. It is not the responsibility of the appraiser to perform the kind of inspection designed to find those types of problems, nor would the appraiser have the expertise to detect or diagnose many of those issues even if something was discovered.

This appraisal is not an engineering or environmental inspection report and the appraiser is not acting as an inspector when preparing the report. An expert in this field should be consulted if an analysis of these issues is desired. As part of the visual inspection of the property, the appraiser has not inspected inaccessible areas. The appraiser is not required to disturb or move anything that obstructs access or visibility. The client and any other interested party not only has the right to have the property inspected by professional inspectors but is encouraged to do so.

It is an assumption of this appraisal that there are no adverse soils or subsurface conditions that would preclude the development, or redevelopment, of the subject site. It is therefore assumed that the site is geotechnically suitable for development.

EXTRAORDINARY ASSUMPTIONS

The building sizes utilized were based upon a combination of buildings plans provided and our physical measurements due to some inconsistencies with the building plans. Therefore, this appraisal is based upon the **extraordinary assumption** that the building sizes applied are accurate and representative of the building. The appraisers reserve the right to revisit the conclusions if detailed plans and specifications and/or more verifiable building sizes are provided.

The opinions of value for the subject property as a redevelopment site include our estimated demolition costs for the building. This estimate is based upon known demolition costs of similar buildings. However, we are not demolition experts. Therefore, this appraisal is based upon the **extraordinary assumption** that our estimated demolition costs are a reasonably accurate representation of the costs to make the site ready for redevelopment. The appraisers reserve the right to revisit the conclusions if a demolition bid is provided.

The opinion of value of the underlying land as-if vacant and the “as-is” value as a result of assumed demolition cost estimates (discussed above) assume a typical redevelopment density

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with a multi-family project that is consistent/similar to the properties utilized as comparable land sales, along with assumptions related to various future land use plans and concepts outlined by the City of Madison for the subject property and the surrounding area. However, we have observed that many similar types of redevelopment projects are done with some amount of Tax Increment Financing (TIF) and/or possibly with the use of various types of low interest loans and/or grants from the federal or state level. These types of incentives can impact the prices paid for this type of property. This appraisal is based upon the **extraordinary assumption** that the underlying land value as-if vacant (and the "as-is" value in a redevelopment scenario) are representative of minimal development incentives and are essentially consistent with the definitional components of market value as contained herein.

Acceptance of and/or use of this report constitutes acceptance of all of the foregoing **General Assumptions and Limiting Conditions** and **Extraordinary Assumptions.**

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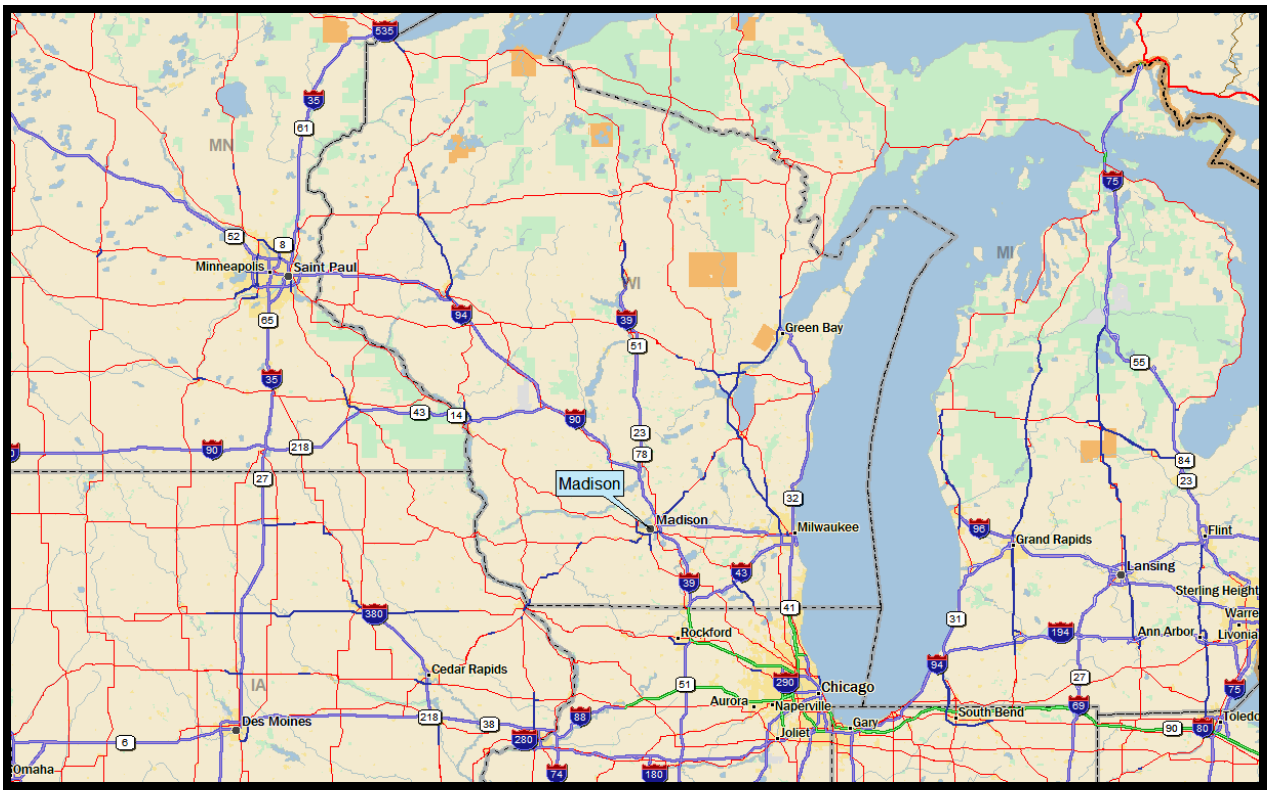
INTRODUCTION

The subject property is located within the City of Madison, Dane County, Wisconsin. The City of Madison, and in particular the subject's immediate area, is heavily dependent upon and directly influenced by metropolitan Madison's surrounds. Therefore, an overview of metropolitan Madison provides a basis for an understanding of the area dynamics insofar as they might affect the subject property. This section will present an overview of metropolitan Madison and its influences that would affect the subject property.

MARKET AREA OVERVIEW: MADISON AREA AND DANE COUNTY

Dane County is located in south central Wisconsin covering approximately 1,200 square miles and containing 27 cities and villages. Outside of Madison and the surrounding communities, Dane County is primarily agricultural in nature. Approximately ½ of the County's population lives outside of Madison, though many residents commute for employment and education.

LOCATION MAP



Madison is Wisconsin's second largest city, the State Capital, home of the University of Wisconsin, and the County Seat for Dane County. It is located in the middle of Dane County and occupies a physically attractive setting on rolling topography set among four major lakes. Nearby cities include Milwaukee (77 miles); Chicago (150 miles); Dubuque (95 miles); Green Bay (132 miles); and Minneapolis (250 miles).

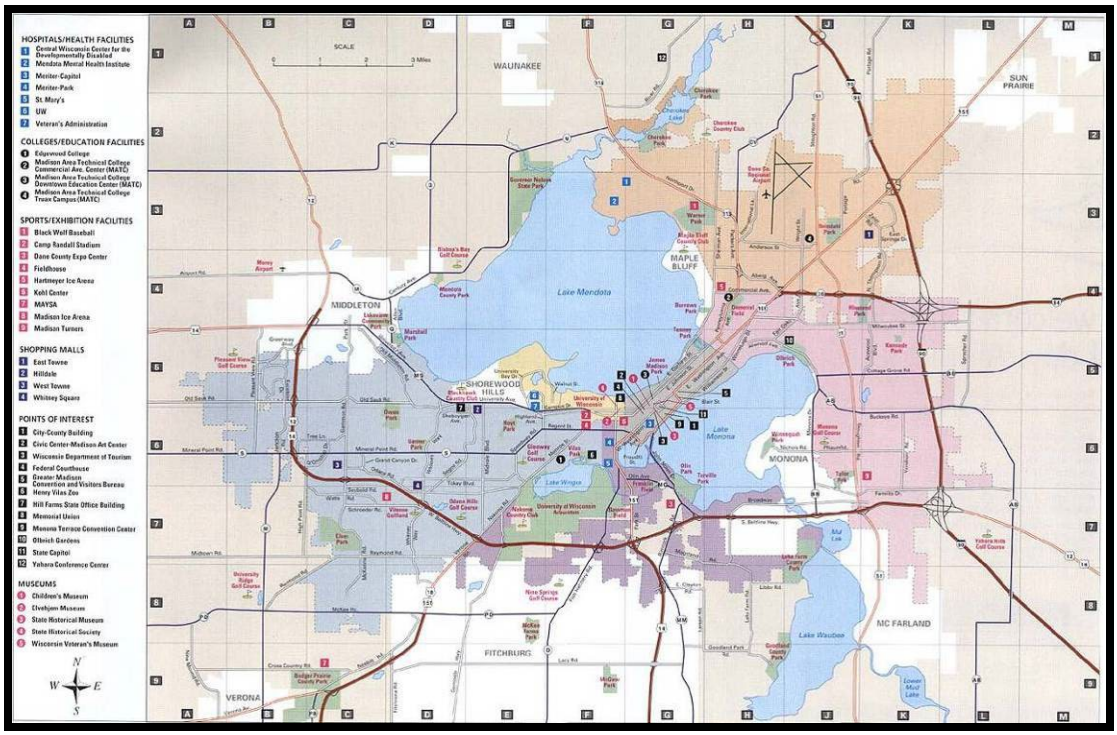
Similar to other metropolitan areas throughout the country, Madison's growth rate has trailed the county growth rate. This is largely due to the relative lack of developable land in Madison compared to neighboring communities and the nationwide trend of people moving to the surrounding towns located near the urban fringe.

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TRANSPORTATION

Madison and Dane County have good transportation linkages to these larger, nearby markets. Madison is located at the hub of a network of federal and state highways serving southern Wisconsin. Routes passing through Madison and Dane County include Interstate Highways 39/90/94; U.S. Highways #12, #14, #18, #51 and #151 and State Highways #19, #30, #69, #73, #78, #92 and #113.

MADISON AREA MAP



Automobile access throughout the Madison area is average. The city lacks an efficient cross-town freeway system. The east-west arterial streets that run through Madison ultimately have to be routed through the Isthmus between Lakes Mendota and Monona. This 10-block-wide stretch of land is densely developed with its earliest construction dating back to the mid-1800s. Therefore, cross-town traffic attempting to travel east-to-west or vice versa through Madison can sometimes experience congestion when going through the *isthmus* area. In order to compensate for this poor traffic pattern, the City of Madison and Dane County constructed the Beltline Highway system to ring the city. The Beltline Highway, around the east, south, and west sides of the city, provides much more efficient traffic circulation in these peripheral areas.

Dane County Regional Airport/Truax Field, an FAA-certified airport owned and operated by Dane County, provides air service to surrounding regions. It is the second largest commercial airport in the State of Wisconsin, second only to Mitchell Field in Milwaukee. Dane County Regional Airport serves nearly 1.7 million commercial passengers each year and has approximately 100 daily commercial flights. Major air carriers include Delta, United, American Eagle, Frontier, and various air-links to international hubs in Minneapolis, Chicago, and Detroit.

Four inter-city bus lines provide daily scheduled services between Madison and major Wisconsin and Midwestern cities. Rail freight service is provided to Madison businesses by the Chicago and Northwestern Railroads, the Soo/Milwaukee Railroad, and the Wisconsin and Southern Railroads. The closest Amtrak passenger rail service is from Columbus, Wisconsin approximately 35 miles to the northeast and Milwaukee, Wisconsin, approximately 75 miles to the east.

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The Madison area has an excellent city-owned bus system that provides the community with a high level of public transit service. The Madison Metro is a national leader in seat-miles per capita provided to its service area. The Madison Metro is designed to service physically disabled persons and has a fringe benefit bus-pass program that offers employers the opportunity to include bus fare as an employee benefit. In 2007, the Madison Metro system added five GM hybrid-electric buses, the first vehicles of their kind to be used in a Wisconsin Transit System. In 2010, fourteen additional hybrid busses were acquired, which now make up 10% of their entire fleet. Additionally, Madison Metro's first new electric busses hit the streets during the summer of 2022. This is part of a plan to convert 50% of its fleet to zero-emission busses by 2025. The city's transportation links, along with the relatively small size of the area, allow for relatively easy commutes to area employment centers.

POPULATION

An analysis of the area's population, including age distribution, employment, and educational levels, indicates past, present, and probable future effects of these demographic changes as they relate to Dane County, the city of Madison, and ultimately the subject property. The overall population base for Madison and Dane County has grown steadily over the past decade. This growth is projected to continue. A population summary for the city of Madison and Dane County are illustrated in the following table.

Area	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census
Madison	170,616	190,766	208,054	233,209	269,840
Dane County	323,545	367,085	426,526	488,073	561,504
Aggregate	N/a	11.81%	9.06%	12.09%	15.71%
Growth/Period	N/a	13.46%	9.78%	14.38%	15.05%

Source: U.S. Census Bureau and Wisconsin Department of Health Services

GOVERNMENT

The City of Madison is the State Capitol of Wisconsin. Dane County includes 8 cities, 19 villages and 34 towns. The City of Madison has over 50 committees, boards, and commissions to assist in the decision-making processes. The County Board has 37 supervisors and a county executive. The Madison Common Council governs the City of Madison and has 20 alder persons and an elected Mayor. The county also has over 65 committees, boards, and commissions to address countywide issues.



City government is directed by the mayor, who is the chief executive officer of the city, and by the Madison Common Council. The City of Madison offers full-service government with full time police and fire protection. In addition to city government, county government has an impact on the area. The county's largest responsibilities are building and maintaining highways and operating welfare programs. In summary, the full range of services offered by the City of Madison and Dane County help foster a more stable environment. This has a positive influence on the subject property.

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EMPLOYMENT SECTOR

Unemployment rates for the Madison area had been steadily declining since 2010 and had remained under 4% since 2014. However, in the wake of the recent COVID-19 pandemic, which has affected the entire nation, Madison has not been immune to substantial increases in unemployment. Dane County had a December 2024 unemployment rate of 2.1% as compared to 2.1% one year prior (December 2023). Similarly, the Madison MSA had a December 2024 unemployment rate of 2.3% (preliminary) as compared to 2.5% in December 2023. For comparison purposes, the state of Wisconsin had a December 2024 unemployment rate of 3.0% (preliminary) as compared to 3.4% in December 2023.

Madison's economic base is generally diversified. Much of the area's historical growth has been attributable to Madison being a governmental center and to the presence of the State's largest university. While government related employment still has a strong influence on the economy, the area's high tech resources and excellent quality of life have attracted numerous private firms, world-class health care and a number of insurance company headquarters. Major private industries in the metro area are medical and insurance related. The Madison area is home to four hospitals and over 100 clinics and urgent care centers. Four insurance companies, including CUNA Mutual, American Family, WPS, and General Casualty (subsidiary of QBE North America) have headquarters in the area, while numerous others have significant offices here, including National Guardian Life, Farm Bureau Life, WEA Insurance Trust and Sentry Insurance. In addition, with the university and two research parks dedicated to research firms, the area is attractive locally, nationally, and globally for firms looking to tap into an excellent, high-tech market.

The largest employers in the Madison area (excluding government entities) are as follows:

No.	Employer	# of Employees (FT/PT)	Product Type or Description
1	UW Health	10,150/6,988	Health care provider
2	Epic Systems Corp.	12,200/0	Health care software developer
3	SSM Health	4,078/1,467	Health care provider
4	Exact Sciences Corp.	2,934/0	Biomedical diagnostics
5	American Family Insurance	2,364/22	Insurance
6	Thermo Fisher Scientific	2,200/0	Clinical research
7	UnityPoint Health-Meriter	820/2,344	Health care provider
8	Stoughton Trailers	1,256	Transportation equipment
9	Promega Corp.	1,194/32	Health care manufacturer
10	TruStage	1,098/18	Insurance
11	Sub-Zero Group	1,101/0	Kitchen appliance manufacturer
12	Hooper Corp.	950/20	Construction, HVAC, Plumbing
13	ETC (Electronic Theatre Controls)	900/23	Lighting/controls manufacturing
14	Findorff	857/2	Construction
15	Zimbrick	804/137	Auto Dealer

Source: *2025 Book of Lists "In Business Madison" magazine*

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GOVERNMENT EMPLOYMENT



Diversity and stability characterize the Madison and Dane County economies. About one-quarter of the greater Madison's workforce or more than 88,100 residents are employed in local, state, and federal government jobs. The State of Wisconsin provides over 30,000 of those jobs. The State is followed by the University of Wisconsin (21,796), the Madison Metropolitan School District (6,545), the Federal Government (5,300), University of Wisconsin-hospitals and clinics (5,122), and University of Wisconsin Medical Foundation (2,150). Government jobs account for the largest percentage of employment (over 25%) in Dane County, followed by services and wholesale and retail trade.

RESEARCH / HI-TECH

High-tech companies have grown rapidly in the area, more than doubling since 1980. Although less visible, manufacturing growth has also been impressive. Overall, the area is not reliant to any one industry and will not be affected by a slump in any particular segment. Companies specializing in high-tech industry are playing an increasing role in the Madison area economy. Biotechnology, medical/biomedical researchers, microelectronics software and other computer-related firms dominate Dane County's research community. These high technology companies include more than 400 businesses and employ more than 22,000 people.



Research activity on the University of Wisconsin-Madison campus is a major stimulus for growth in high-tech industries. The University of Wisconsin-Madison has the highest research budget of any University in the nation related to non-classified research. The University maintains numerous resources for businesses interested in accessing research facilities and programs. Grants, venture capital, and loans are available to help businesses further their research and development goals. Research is taking place in the fields of medicine, genetic engineering, robotics, highway planning, agriculture, aviation and aeronautics, and zoology, among others.

AGRICULTURE

Agriculture plays a role in the area's economy. Dane County Farmers own and manage approximately 66% of the county's land. Diversified farming contributes greatly to Madison's stability and continued prosperity. Dane County ranks first in the state for total value of agricultural products sold, and it ranks fifth for total dairy production within the state. Leading agricultural products include corn, alfalfa, tobacco, oats, eggs, cattle, hogs, and dairy products. Dairy products are the most profitable commodities in Dane County's agricultural sector. Madison is currently making excellent progress toward its goal of becoming the center for the world dairy industry. It now hosts the nation's premier annual dairy event, the World Dairy Expo.

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EDUCATION



Dane County is served by 16 public school districts and 22 private schools. The Madison school district is the largest in Dane County. The University of Wisconsin-Madison is consistently ranked in the top ten of the nation's educational institutions. The University of Wisconsin-Madison is the flagship of the state's university system and plays a major role in both Madison and Dane County. It is a major employer in the area, and it attracts over 40,000 students in its undergraduate, graduate, and specialty schools. The University also attracts businesses and capital with its research in science and engineering.

Madison is also the home of other important state educational programs. Madison Area Technical College (Madison College or MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for nearly 40,000 students.

RECREATIONAL AND CULTURAL

Dane County and the City of Madison have over 29,000 acres dedicated for public use. The focal point of recreational activities in the Madison area is centered on sporting and cultural functions related to the University of Wisconsin-Madison and the chain of lakes inter-connected by the Yahara River. These lakes include Mendota, Monona, Waubesa, Kegonsa, and Upper and Lower Mud lakes.



Other recreational facilities in Dane County include 15 public golf courses, 182 camping sites, more than 150 miles of hiking trails, over 150 miles of bike trails, public hunting grounds, snowmobile trails, downhill and cross-country skiing facilities, over 50 named lakes, and more than 400 miles of streams and rivers.

The City of Madison is host to the annual Ironman Wisconsin race event, attracting athletes from around the globe. This race features a 2.4-mile swim in Lake Monona, a 112-mile bike ride through rural Dane County, and a 26.2-mile run through downtown Madison. Other activities include the Dane County Farmers Market, the Madison Marathon, the Madison Paddle & Portage, among other events, many of which are centered on the State Capitol concourse and the lakeshore areas.

The Monona Terrace Convention Center, which has been based upon a Frank Lloyd Wright design, draws meetings and conventions locally, regionally, and nationally. This facility is located fronting Lake Mendota off of the Capitol Square concourse. Its construction has fueled greater demand for products, services, and real estate in the downtown area.

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SUMMARY

Madison and the Dane County area have historically been regarded as having a high quality of life and stable economic base. The areas strong economy, employment base, governmental influence, and growing housing market are all indicators of a strong and healthy local economy. Madison has been recognized as a premier location by the following publications:

- Diversitydatakids.com – #1 - Best Places in the U.S. for Raising Children - 2020
- Peopleforbikes.org – #2 - Best Cities for Bikes - 2020
- Zippia.com – #4 - Greenest Cities in the US - 2020
- Livability.com – #3 - Top 100 Places to Live - 2020
- Men's Health – #2 - Happiest Cities in America - 2020
- Money Magazine – #1 - 10 Best Places to Retire in America - 2020
- Livability.com - #1 - Best Places to Live - 2022
- US News & World Report – #6 - Best Places to Live for Quality of Life - 2022
- Government Technology - #6 - Digital Cities Survey – 2022
- CBS News - #15 - Best Places to Live in the US - 2022
- American Fitness Index - #6 - Fittest Cities in America – 2023
- Trust for Public Land - #13 - ParkScore® for 100 Largest US Cities – 2023
- US News & World Report – #14 - Best Places to in the US - 2024
- League of American Bicyclists – Platinum Level Bicycle Friendly Community – 2024



Madison and Dane County's strong economies have had a positive effect on the real estate market as a whole. Occupancy levels for commercial and multifamily properties are considered to be strong, with market rent levels being stable to increasing. The Dane County area has seen some of the lowest vacancy levels and highest rental increases in the state. We expect these economic indicators to remain strong for the foreseeable future.

Dane County is well known for its high quality of life and stable economic base. The Madison area is home to the State Capitol, the University of Wisconsin and several large companies that have created a diversified economy. Overall, the area is not reliant to any one industry and will not be affected by a slump in any particular segment. The highly educated population is continuing its steady growth. Madison's strong economy has had a positive effect on its real estate market. Overall, the long-term prospects for the county and its real estate market conditions are positive.

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INTRODUCTION

The property is located on the east side of the City of Madison. The property is specifically located one block southeast of East Washington Avenue and just south of the State Highway 30/East Washington Avenue interchange. Its common street address is 3030 Darbo Drive.

WORTHINGTON PARK NEIGHBORHOOD

The property is located within the Worthington Park Neighborhood. The neighborhood includes the Worthington Park, Darbo and Blooming Grove (Gallagher) communities on Madison's east side. Residents can utilize the playground and green space in Worthington Park, attend community meetings and walk along the banks of Starkweather Creek or adjacent bike path.

The neighborhood boundaries include Highway 30 to the north, St. Paul Street to Milwaukee Street to the south, and branches of Starkweather Creek to the east and west. A map depicting the subject's location within the neighborhood is presented below.



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LOCATION, LINKAGES AND SURROUNDING LAND USES

The property is located in the southeast quadrant of the intersection of East Washington Avenue and State Highway 30. It benefits from very good access to East Washington Avenue and State Highway 30. State Highway 30 extends to the east approximately three miles and intersects Interstate 90/94, which subsequently provides linkages to larger market areas (including Milwaukee and Chicago). East Washington Avenue is one of the main east/west transportation routes, connecting the downtown area to the east side. This area around the subject property is considered to have some of the highest traffic counts in the Madison area.

The corridor of East Washington Avenue around the subject has undergone renovations since 2011 to include rebuilding the intersection with State Highway 30, updating/upgrading of utilities, infrastructure, lighting, and resurfacing. The Starkweather Creek pedestrian bridge over East Washington Avenue was built in 2008. The layout of the bridge removed part of the frontage road near the Marquette Street and Darbo Drive intersection. This led to the construction of Richard Davis Lane along the subject's western border.

While the area is convenient, the neighborhood is predominantly older and established, with many properties nearing the end of their useful/economic lives. Many properties appear to require significant renovation or replacement, most notably with regard to multi-family properties. Uses immediately surrounding the property include single-family and multi-family residential development and commercial property uses. The most notable use in the neighborhood is the State of Wisconsin Department of Corrections central offices building along the East Washington Avenue/State Highway 30 interchange north of the subject property, which was formerly the American Family Insurance Headquarters.

In addition, approximately one mile to the southwest of the subject property is Union Corners. The Union Corners mixed-use development is located at the intersection of East Washington Avenue and Milwaukee Street. The Union Corners redevelopment launched with a two-story, 60,000 square foot UW Health medical clinic that opened in December 2016. The next phase was called Carbon at Union Corners, which represents a four-story mixed-use project with 90 apartments, 19,000 square feet of first-floor retail and underground parking that was completed in September 2017. The next phase was called Generations at Union Corners, a three-story residential building with 60 mixed-income apartments targeted to "grandfamilies", which opened in December 2018. The final phase of the project is The Nexus, which is four stories and contains 105 apartment units and 17,000 square feet of retail space. This building opened in 2022. A Union Corners site plan is presented below.



A map depicting the subject property and surrounding land uses is shown in the following map.

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NEIGHBORHOOD MAP



AERIAL VIEW OF THE SUBJECT PROPERTY



CONCLUSION

The subject property is located in an older and established area, with a variety of land uses in the immediate vicinity of the property. East Washington Avenue is the main east/west transportation route between Interstate 90/94 on the east side of Madison and the downtown/isthmus area. Overall, the property has good access in an area that is close to 100% built out and should be able to provide positive returns into the foreseeable future.

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PROPERTY DESCRIPTION

The subject property is located along Darbo Drive on the east side of Madison. In addition, the property is one block southeast of East Washington Avenue. According to public records, the parcel contains 112,060± square feet or 2.57± acres. The property is zoned CC-T (Commercial Corridor – Transitional District) as per the City of Madison. The property is owned by The Salvation Army.

The property is currently improved with the headquarters for The Salvation Army of Dane County. The building consists of three separate buildings that have been connected or added over time. The southwest section of the building was reportedly originally built as a grocery store and was constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes a variety of uses including numerous offices, four classrooms, a chapel, activity room, computer lab, kitchen, dining/multi-purpose room, multiple restrooms and storage rooms. This portion of the building also contains a partial unfinished basement used for storage.

The northwest section of the building was reportedly originally built as a liquor store and constructed between 1957 and 1968 based upon historical aerial images from the Dane County GIS. This portion of the building includes the former food pantry space (currently used as storage), a walk-in freezer and refrigerator, a few offices and one set of restrooms. This building also contains a full, finished basement that was formerly used as a daycare.

The east section of the building is a gymnasium that was constructed between 1995 and 2000 based upon historical aerial images from the Dane County GIS. This portion of the building includes a gymnasium, locker rooms, fitness room, a few offices and storage space.

The aggregate building is one-story and contains 38,617± square feet of gross building area above grade. In addition, the building contains a partial basement that contains 16,206± square feet of gross building area. The building areas are based upon our physical measurements and building plans provided. The site appears to contain roughly 70 surface parking stalls. However, it is noted that the striping for a large portion of the parking stalls is not visible.

COMMENTARY REGARDING WATER DAMAGE

It is noted that the building experienced significant water damage after a pipe burst around three years ago. This included the flooding of the gymnasium and surrounding areas and part of the basement. In addition, the concrete walkway and stairs outside of the gymnasium were damaged. As a result, a new water line was installed. In addition, the drywall and flooring in the gymnasium and surrounding areas was replaced. The cost of repairs related to this event were reportedly $531,644.

EXCESS OR SURPLUS LAND CONSIDERATIONS

The subject property consists of one parcel. However, the majority of the subject improvements are in the middle to western portion of the site. To the east of the building is vacant land, which has frontage along Darbo Drive and Rosemary Avenue. It appears that this area could potentially be used for expansion of the existing building, parking lot or possibly subdivided and sold off and developed separately. However, looking ahead to the next page, it is discussed that the subject's land-to-building ratio is just below typical market parameters. In addition, the subject's parking ratio is below the typical market range as the parking lot was significantly reduced after the construction of Richard Davis Lane in 2018. Therefore, we will not classify this area as excess or surplus, as the existing building size may require more parking, depending on the user. However, this observation is given consideration in the sales comparison approach.

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ADDITIONAL SITE DESCRIPTIONS

Other data pertinent to the site is described below. Photographs and property exhibits follow this section.

LAND-TO-BUILDING RATIO AND EXCESS OR SURPLUS LAND CONSIDERATIONS

The subject site contains 112,060± square feet or 2.57± acres. Based on a gross building area above grade of 38,617± square feet, this results in a land-to-building ratio of 2.90:1. This is just below the expected range for similar commercial developments (between 3:1 and 4:1). This provides additional support for the lack of an allocation for excess or surplus land area.

ACCESS AND PARKING

The site has access via one curb cut on Darbo Drive. The site has striped parking for 70± vehicles. Overall, the parking and access is average. However, the resulting parking ratio is 1.81 stalls per 1,000 square feet of gross building area above grade. This is below typical parking ratios for commercial development, which generally range from 3 to 4 stalls per 1,000 square feet of building area. This is somewhat skewed because much higher parking counts are likely needed if the chapel and/or gymnasium are used to greater capacity, yet this is likely not very often, depending upon the user. For daily office, daycare and other uses, the 70± parking stalls appears to be generally sufficient.

It is noted that the subject's parking lot was previously significantly larger until the City of Madison constructed Richard Davis Lane through the formerly larger subject parcel in 2018. This provides additional support for the lack of an allocation for excess or surplus land area.

TOPOGRAPHY

The site is predominantly level and generally at grade with the surrounding roadways. Drainage patterns are assumed to slope to storm sewers on or near the site. Overall, the topography is considered good and does not appear to limit the development potential of the site (as if vacant, or in a redevelopment scenario).

UTILITIES

The property is served by all public utilities necessary to support the existing improvements.

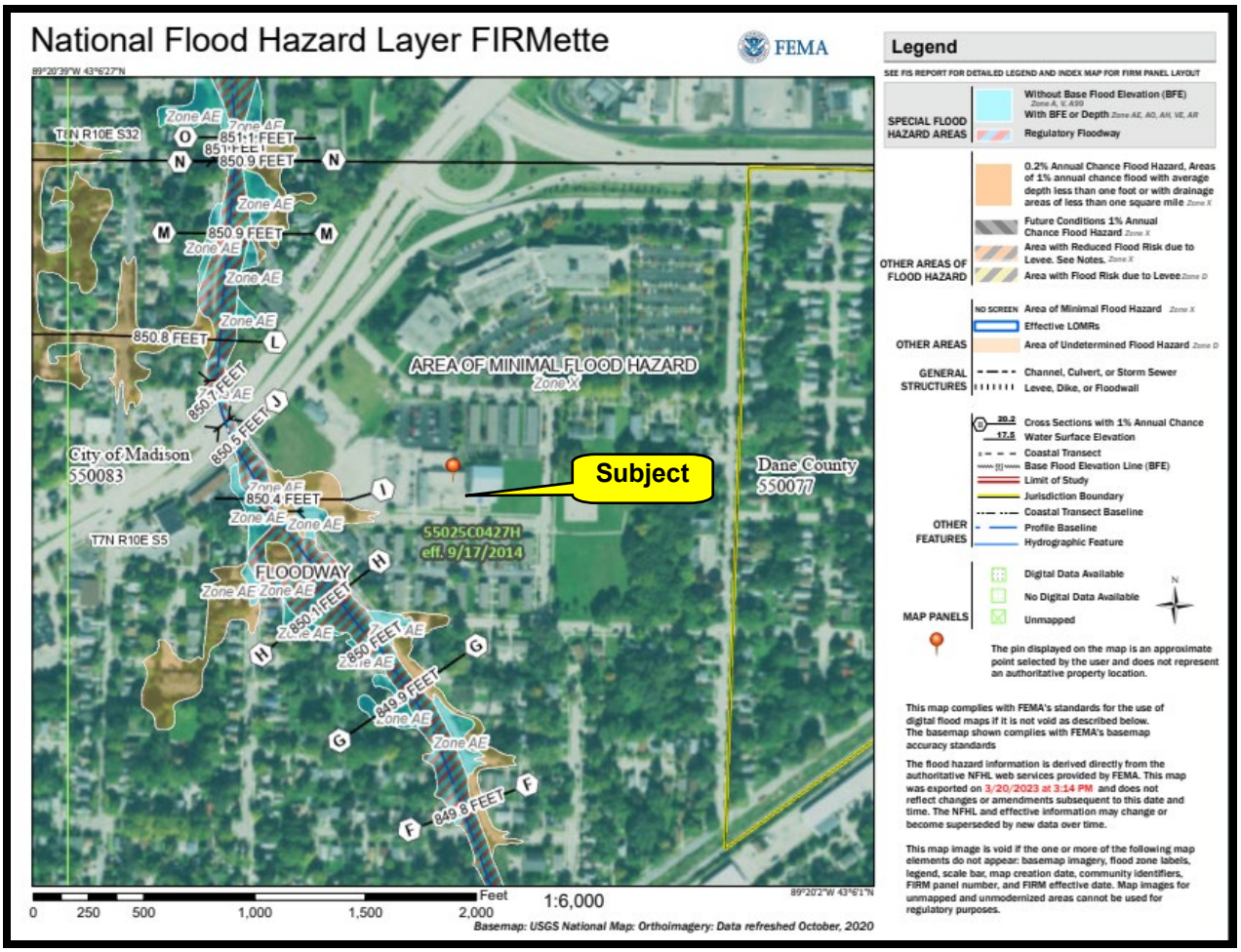
ZONING

CC-T (Commercial Corridor – Transitional District) as per the City of Madison. The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. A variety of uses are permitted within this district including but not limited to office, medical clinics, a variety of retail uses, hotels, multi-family and mixed-use buildings.

FLOODPLAIN

We have reviewed the FEMA website for information related to the floodplain status of the subject property. Based on the available information, the subject property appears to be located in Zone X, which is considered to be an "area of minimal flood hazard." This information is contained in Flood Insurance Rate Map with Community Panel Number 55025C0427H with an effective date of September 17, 2014. An image of this map is presented as follows.

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EASEMENTS AND ENCROACHMENTS

It is assumed that typical utility easements exist on this site. A current title insurance policy was not available for review. No apparent encroachments or adverse easements were noted from a physical inspection. However, the appraisers make no guarantee in that regard. This appraisal assumes that there are no non-standard easements, encroachments or encumbrances that would impact value, either positively or negatively. Please note that the appraisers are not title attorneys; we strongly recommend that the client obtain an up-to-date title commitment prior to making any decisions regarding the subject property.

CONCLUSION - SITE ANALYSIS

The site's size and shape are adequate and functional to support general commercial development within the constraints of the zoning parameters. The site has a good location on the east side of Madison with good access to East Washington Avenue and State Highway 30, and benefits from the high traffic counts along this corridor.

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BUILDING COMPONENTS:

Framing and Exterior Walls: The office/chapel portion of the building is masonry load-bearing construction with a brick exterior. The roof is predominantly flat, assumed with a ballasted covering. The gym building is steel framed with a brick exterior. The roof is gabled with a metal panel covering.

Electric Service: The amperage of the main electrical entry was not noted. It is assumed that the electricity service is sufficient to serve the property for its current use as a single-user multi-purpose office/chapel building with attached gymnasium. It appears that the building(s) may have multiple service entries and amperages for the various additions and uses.

Heating & Air Conditioning: The entire building is heated and cooled. The building is heated by boilers that provide radiant heat around the exterior of the building. There are additional rooftop units for supplemental heating and cooling.

Restrooms/ Plumbing: The building includes multiple sets of restrooms and a full kitchen.

Floor Coverings: The office/chapel area has a mix of vinyl, linoleum and carpet floor coverings. The carpet near the main entrance and surrounding office areas was recently replaced. The restrooms and locker rooms have tile floor coverings. The gymnasium has new hardwood floors that were replaced two years ago after the significant flood damage.

Fire Protection: The building is not sprinkled.

Building Layout: The building consists of three separate buildings that have been connected or added over time. The southwest section of the building includes a variety of uses including numerous offices, four classrooms, a chapel, activity room, computer lab, kitchen, dining/multi-purpose room, multiple restrooms and storage rooms. This portion of the building also contains a partial unfinished basement used for storage.

The northwest section of the building includes the former food pantry space (currently used as storage), a walk-in freezer and refrigerator, a few offices and one set of restrooms. This building also contains a full, finished basement that was formerly used as a daycare.

The east section of the building includes a gymnasium, locker rooms, fitness room, rec room, a few offices and storage space.

Subject photographs and other exhibits are presented on the following pages.

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View of the Main Entrance to the Building Looking East from the Parking Lot



View of the Entrance to the Gymnasium from Darbo Drive Looking Northeast

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View of the Gymnasium from Rosemary Avenue Looking West
(Potential Excess or Surplus Land Area in Foreground)



View of the Building from Webb Avenue Looking South – Parking Lot in Foreground is Not Part of the Subject Property

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View of the Subject Property from Richard Davis Lane Looking Southeast



Additional Exterior View of the Gymnasium Building

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Hallway in Connector Between Gymnasium and Office Building



Nursery/Classroom

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Typical Open Office Space



Conference Room

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Chapel



Dining / Multi-Purpose Room

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Kitchen Adjacent to the Dining / Multi-Purpose Room



Computer Lab

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Locker Room



Gymnasium

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Rec Room



Former Food Pantry Space Currently Used for Storage

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Former Daycare in Basement



Unfinished Basement Storage Space

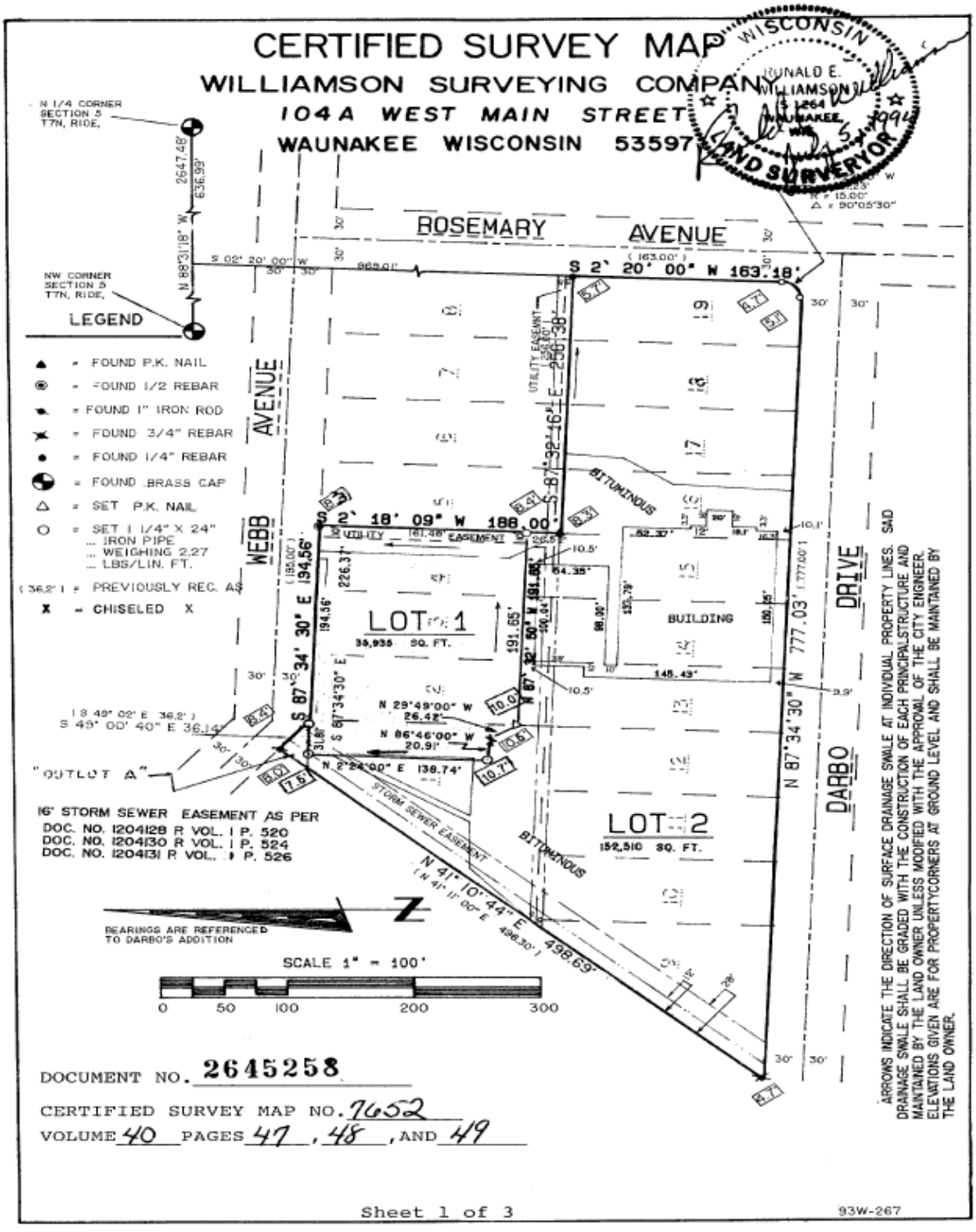
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Basement Mechanicals

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CERTIFIED SURVEY MAP – SUBJECT IS PART OF LOT 2 (PRIOR TO PARTIAL TAKING)



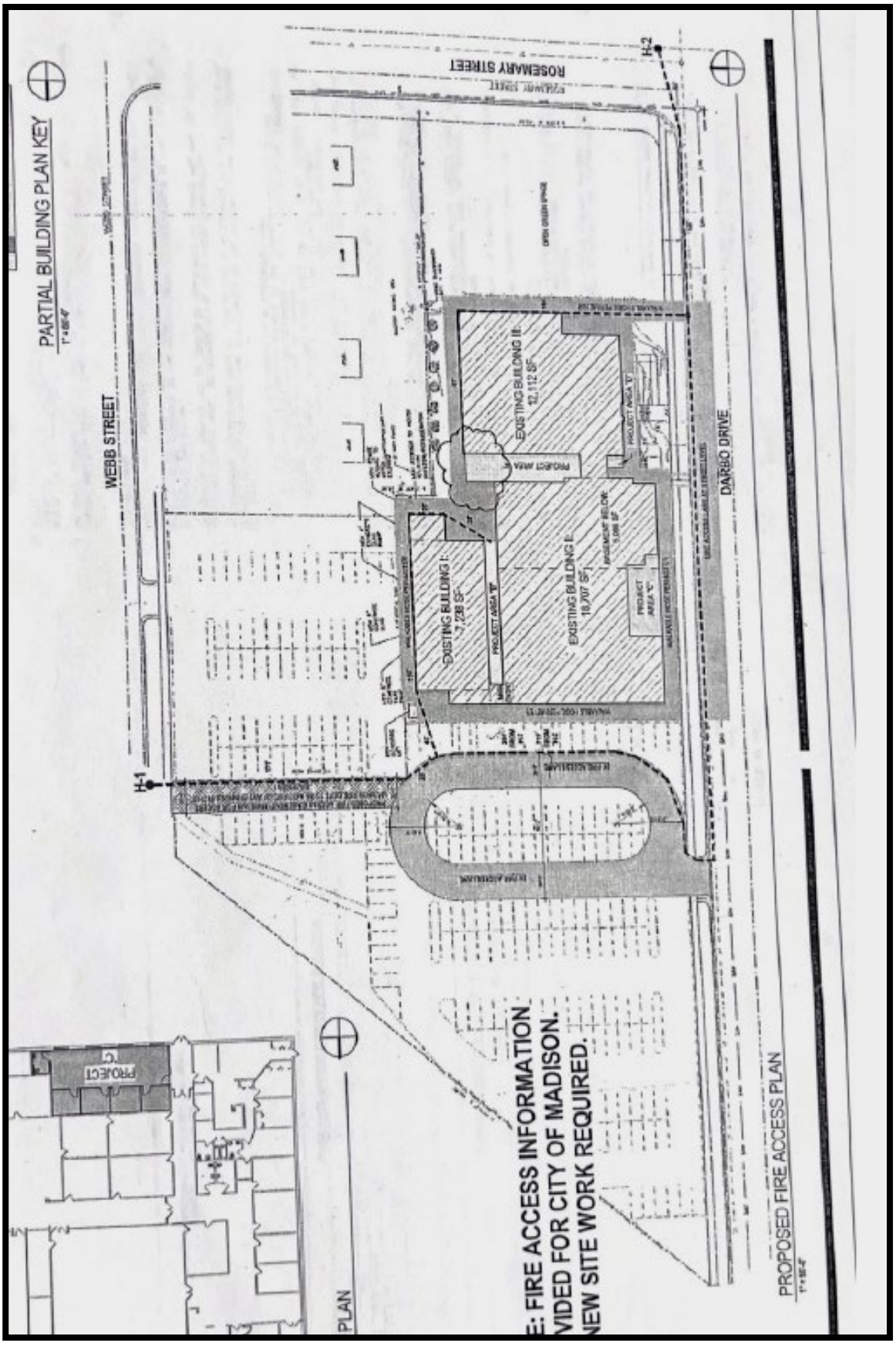
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AERIAL VIEW WITH PARCEL OVERLAY



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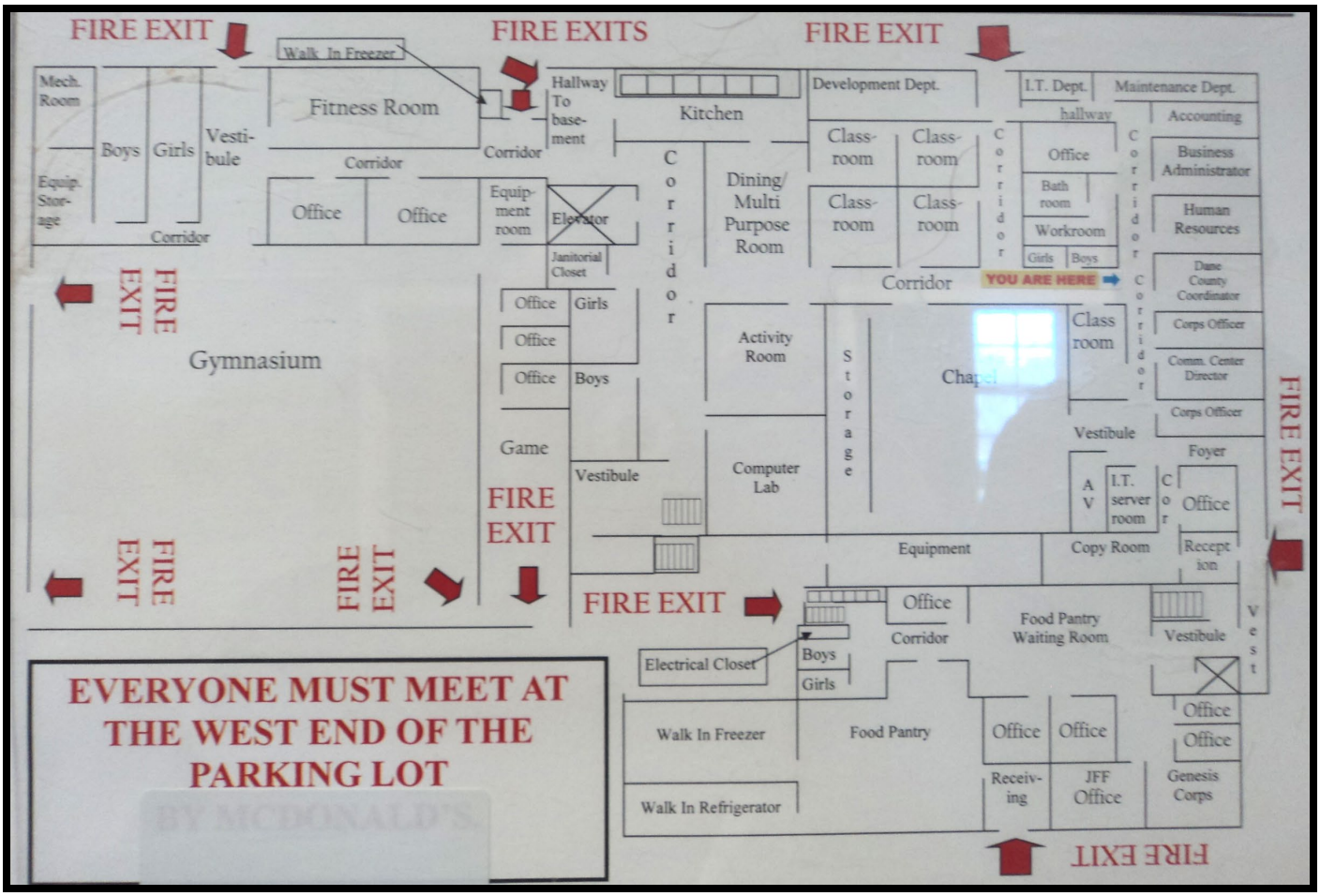
SITE PLAN



*** - It is noted that this is not an accurate representation of the current parking lot**

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EVACUATION FLOOR PLAN



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INTRODUCTION

The highest and best use of a property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

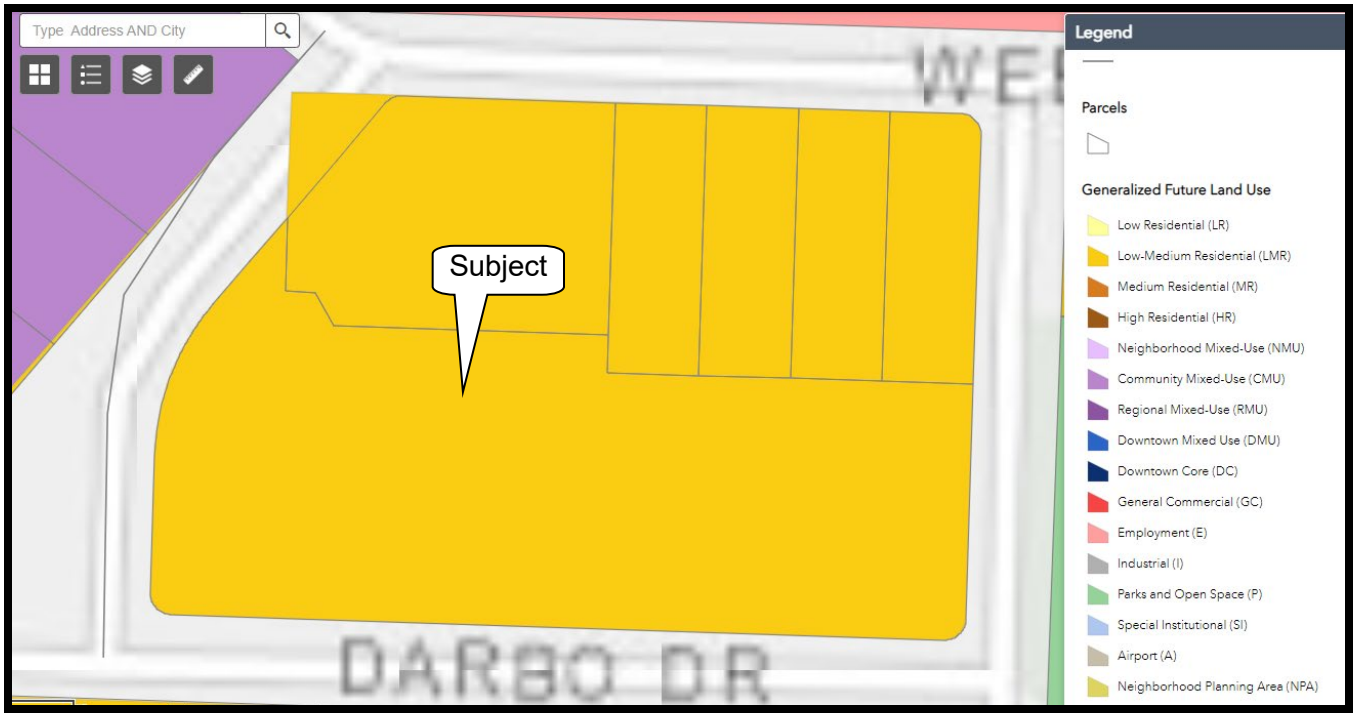
The highest and best use concept is based upon traditional appraisal theory and reflects the attitudes of typical buyers and sellers who recognize that value is predicated on future benefits. In this analysis, we discuss and conclude the highest and best use for the subject property "as if vacant" and "as improved" as of the effective date of the appraisal.

HIGHEST AND BEST USE – AS IF VACANT

LEGALLY PERMISSIBLE USES

In the most general sense, legally permissible uses would be those that are permissible as per the existing zoning. The parcel is zoned CC-T (Commercial Corridor–Transitional District) as per the City. The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. A variety of uses are permitted within this district including but not limited to office, medical clinics, a variety of retail uses, hotels, multi-family and mixed-use buildings.

As shown in the following future land use map recently adopted by the City of Madison, the subject property is located in the **Low-Medium Residential (LMR)** zone.



According to the City of Madison Comprehensive Plan, Low-Medium Residential (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 multifamily 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 within the LMR category of housing 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

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from more intense development to lower intensity areas comprised primarily of single-family development.

While some areas mapped as LMR are currently multifamily developments that are isolated from surrounding development, LMR areas should be characterized by a walkable, connected street network. 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. LMR areas should help meet the growing demand for walkable urban living.

Building heights in LMR areas are generally limited to three stories with a general density range of 7-30 units per acre. Based on the above discussion, we will assume a maximum building height of three stories and maximum potential development density of 30.0 units per acre for the subject property as if vacant. This would imply 77 potentially buildable units on the site.

PHYSICALLY POSSIBLE USES

To be a physically possible use, the size, shape and topographical characteristics of the site must be adequate in order to support any proposed or existing development. The subject site is predominantly level and at street grade. The property is mostly rectangular in shape and contains 112,060 square feet or 2.57 acres. The physical aspects of the site do not impose constraints that would restrict it from being developed to its highest and best use, subject to density limitations as a function of the site size.

The comparable land sales utilized in the sales comparison approach generally support a range of densities from approximately 25 to 57 units per acre. The valuation scenario developed is based on an assumed allowable unit count of 77± residential units, which is based on an implied development density of 30.0 units per acre. This density is bracketed in the lower half of the range of the comparable sales, which is reasonable considering most of the comparables were developed with four-story buildings while the subject is limited to three stories according to the future land use plan. Therefore, we will assume that, as if vacant, a potentially buildable number of units for the site is at or near 77± units.

The parcel is served with all necessary public utilities that should be sufficient capability to serve most forms of commercial development. It is also assumed that the site has adequate load-bearing capacities for development. The size and topography of the site does not appear to limit any legally permissible uses as currently zoned.

FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE – CONCLUSION AS IF VACANT

As if vacant, and after considering the legally permissible and physically possible uses, the financially feasible and maximally productive use of the subject property would be for some type of multi-family use that is consistent with surrounding land uses and the future land use plan and is legally permissible as per current zoning.

It is noted that rental rates in the immediate area are at the low end of the general overall market range in comparison to the greater Madison area. In addition, newer market-rate developments typically require higher density buildings of at least four to five stories to be financially feasible. Therefore, it is unlikely that 100% market rate apartments would be financially feasible given current construction costs and density limitations on the site.

However, nearby multi-family developments in the area are in high demand with very minimal vacancies in recent years. Therefore, as if vacant, a multi-family development that would likely be subject to some subsidized government programs such as low income housing tax credits, Section 8, Section 42 or other types of grants/developer-incentivized programs is also a

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potential and more likely use of the subject property as if vacant. In addition, some type of senior housing development is also a potentially viable alternative use of the site.

Sufficient demand is considered to exist, as evidenced by development patterns in the area, vacancy and rental rates in the area, and overall supply and demand characteristics in the immediate area. This type of use is considered to provide the greatest return to the land as if vacant and should result in the highest underlying land value.

HIGHEST AND BEST USE - AS IMPROVED

By market standards, the existing improvements are of acceptable quality and are currently owner-occupied. The site is developed to a typical suburban density. The property, as it is currently improved, has proven to be financially feasible and maximally productive.

Looking ahead, our concluded opinion of value for the subject property "as currently improved" is significantly higher than the value of the subject as a redevelopment site. Demolition or conversion to another use does not support financial feasibility to the extent of maintaining the current use, which has proven to be a financially feasible and maximally productive use of the property. Therefore, the highest and best use as improved appears to be for the continued use as the headquarters for The Salvation Army of Dane County. Other potential alternative highest and best uses as improved could include a church, school or community center use that would value the subject building's various types of spaces (classrooms, offices, gymnasium, kitchen, etc.). There is a good chance that this type of user would also be a nonprofit entity.

The caveat would be if a developer could convince the City of Madison and the neighborhood association to support higher density housing. As a side note, the City recently approved a plan where developers of affordable housing can add height/stories to buildings if they intend to operate the property with at least 50% affordable units. Therefore, if a developer can rationalize a price point that is at or above the appraisers' opinion of value based upon the approval of higher density than allowed by current zoning, arguably redevelopment of the property could be a financially feasible use.

Lastly, also note the following **extraordinary assumption** that was outlined on **Pages 8-9**.

> *"The opinion of value of the underlying land as-if vacant and the "as-is" value as a result of assumed demolition cost estimates (discussed above) assume a typical redevelopment density with a multi-family project that is consistent/similar to the properties utilized as comparable land sales, along with assumptions related to various future land use plans and concepts outlined by the City of Madison for the subject property and the surrounding area. However, we have observed that many similar types of redevelopment projects are done with some amount of Tax Increment Financing (TIF) and/or possibly with the use of various types of low interest loans and/or grants from the federal or state level. These types of incentives can impact the prices paid for this type of property. This appraisal is based upon the **extraordinary assumption** that the underlying land value as-if vacant (and the "as-is" value in a redevelopment scenario) are representative of minimal development incentives and are essentially consistent with the definitional components of market value as contained herein."*

Simply put, there are many other variables that could impact the price/value that a developer is willing to pay for the property as a redevelopment site if additional government incentives are provided.

The **VALUATION METHODOLOGY** will be developed next. The highest and best use analysis has formed the basis for comparison in the applicable approaches to value.

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INTRODUCTION

The next part of the appraisal process deals directly with the valuation of the property. The three traditional approaches to value include the **cost approach; income capitalization approach;** and the **sales comparison approach.**

The cost approach provides a good indication of value for properties that are new or that have experienced a normal amount of depreciation. For properties that are older, the cost approach becomes a less reliable indicator of value. Given the age of the improvements, a cost approach was not developed for the subject property.

The income capitalization approach is based upon the premise that commercial properties are income producing and that investors purchase these properties based on their income-producing ability. The income capitalization approach most closely resembles the type of analysis utilized by investors in income producing properties. Most participants involved in buying and selling commercial properties are mainly concerned with the income-producing capability. The income capitalization approach is typically applied by capitalizing a projected net operating income in a stabilized leasing scenario. Given that this type of property is typically owner-occupied and not leased, the income capitalization approach was not developed.

The sales comparison approach is based on the principle of substitution, which states that no one would pay more for the subject property than the value of similar properties in the market. A comparative analysis of the sale price per square foot will be applied in the sales comparison approach.

In this appraisal, the sales comparison approach is first utilized to conclude an opinion of value of the fee simple interest in the subject's underlying land and its as-is value as a redevelopment site. The sales comparison approach will then be used to develop an opinion of value for the subject property as improved.

Consistent with highest and best use theory, the use that results in the highest present value is typically concluded as the highest and best use of the property and results in the concluded opinion of value. However, these valuation approaches need to be developed to make this determination and conclusion.

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UNDERLYING LAND VALUE AND AS-IS VALUE ASSUMING REDEVELOPMENT

INTRODUCTION

This section will develop a value for the fee simple interest in the subject's underlying land as well as an as-is value as a redevelopment site. The sales comparison approach will first be used to develop an opinion of value for the underlying land and then the estimated costs of demolition will be estimated in order to develop an as-is value as a redevelopment site.

Sales comparison approach is defined in The Dictionary of Real Estate Appraisal, Sixth Edition (2015), as:

> "The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."

The first step of this approach is to develop an opinion of value for the underlying site as if vacant. Multi-family residential land of the subject's size and location is typically valued using comparisons on the basis of price per unit. Therefore, the following analysis uses the price per unit as the primary unit of comparison, with the price per square foot referenced as a supportive crosscheck.

COMPARABLE PRESENTATION AND ANALYSIS

The following page contains a **Comparable Land Sales Summary** followed by a **Land Sales Location Map**. This summary includes seven sales and one listing of land in a competing market area which could be verified by review of documents recorded at the Dane County Register of Deeds Office, in addition to discussion with individuals directly involved in many of these sales. The appraisers are aware of other commercial land sales and listings in the greater Madison area. However, of the data available, the comparables presented herein are the most comparable to the subject site.

QUANTITATIVE ADJUSTMENTS

Adjustments to the sale prices of comparable properties are required to account for differences that may exist between a comparable and the subject. Adjustments are typically considered for property rights conveyed, financing, conditions of sale, market conditions (time) location, size, zoning, use, and physical characteristics, including topography and shape.

PROPERTY RIGHTS CONVEYED / CONDITIONS OF SALE

The comparables include arm's-length sales that represent the transfer of a fee simple interest on an all cash or equivalent terms basis. Therefore, no adjustments were required for property rights conveyed or financing for most of the closed sales. However, Comparables 1, 3, 5, 6 and 8 required demolition costs that were not quantified. Therefore, these comparables were adjusted upward by an estimate of 5% to account for this condition. In addition, a 10% downward adjustment was applied to the current listing (Comparable 7) to account for likely negotiations with potential buyers.

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COMPARABLE LAND SALES SUMMARY

No.	Location	Sale Date	Units Proposed	Zoning	Land Size SF	Land Size Acres	Density	Total Price	Price per Unit	Price per SF	Grantor/ Grantee
1	**The Oscar Apartments** 1222 Huxley Street Madison, Wisconsin	Jan-21	110 units	CC-T	109,335 SF	2.51 acres	43.8 units/acre	**$1,500,000**	**$13,636**	**$13.72**	Oscar Mayer Credit Union / The Oscar Apartments, LLC
	This site was purchased for the development of The Oscar Apartments, including 110 units and 2,000 SF of commercial space. One building will be aimed at senior and the second building will be classified as workforce housing. Of the total units, 93 will be affordable units for renters at or below 60% of the AMI. Demolition of an existing credit union building was required prior to development.										
2	**The Madisonian Apts** 1825-1837 Aberg Avenue Madison, Wisconsin	Feb-21	70 units	CC-T	59,527 SF	1.37 acres	51.22 units/acre	$900,000 $40,000 **$940,000**	$12,857 $571 **$13,429**	$15.12 $0.67 **$15.79**	Roger & Ruth Westmont / Madisonian Development, LLC
	This represents the sale of two parcels located along Aberg Avenue on Madison's north side. The site was developed with a 70-unit LIHTC project. The development includes an apartment building with 64 1-bedroom and 2-bedroom units and a separate building with 6 3-bedroom townhomes. There is 21 market rate units and 49 affordable units set aside for households with incomes at or below the 30%, 50%, and 60% of AMI limits. The site reportedly required some environmental remediation for poor soil conditions, which was funded via Brownfields Grant. There was a small office building on one of the parcels that was demolished at an estimated cost of $40,000.										
3	**Rise Madison** 958 Rise Lane Madison, Wisconsin 53704	Nov-22	245 units	CC-T	277,855 SF	6.38 acres	38.4 units/acre	**$3,000,000**	**$12,245**	**$10.80**	Earthgrains Baking Co Inc. / WHPC-Rise Madison, LLC
	This is the sale of the former Gardner Bakery property at the intersection of East Washington Avenue and North Fair Oaks Avenue on the east side of Madison. The bakery was demolished for the development of four apartment buildings containing a total of 245 apartment units. Units will be offered to tenants with income levels at or below 30 to 80 percent of the Dane County median income with restricted rent levels as tax credit units. All buildings will have underground parking available and all but the townhomes will have community rooms with kitchens and various other amenities such as an office and fitness room. One of the family buildings facing East Washington Avenue will include 4,080 square feet of commercial space. Older buildings on the site have been demolished, and phased construction is underway. The first building will be completed Q1 2025 and the last building in Q3 2025.										
4	**Huxley Yards** 1003 Huxley Street Madison, Wisconsin 53704	Jan-24	553 units	TR-U2	507,752 SF	11.66 acres	47.4 units/acre	**$6,084,950**	**$11,004**	**$11.98**	Kraft Heinz Foods Co. / Roth Street II, LP and Roth Street I, LP
	This is the sale of two vacant lots near the former Oscar Mayer plant on the north side of Madison. Plans call for a grand total of 553 income and rent-restricted units between two buildings, with one building dedicated to older adults, with the other building dedicated to individuals and families. All of the units at Huxley Yards will be reserved to individuals making up to 50%, 60%, or 70% of Dane County's Area Median Income (AMI), depending on the unit. The City of Madison contributed more than $6 million in TIF funds to help cover a gap in the project's financing. It was additionally funded through low-income housing tax credits, and received a Brownfield grant. The buyer purchased an additional property from the seller for $1,000,000 but this was then immediately sold to the City of Madison for $1,000,000 for park space.										

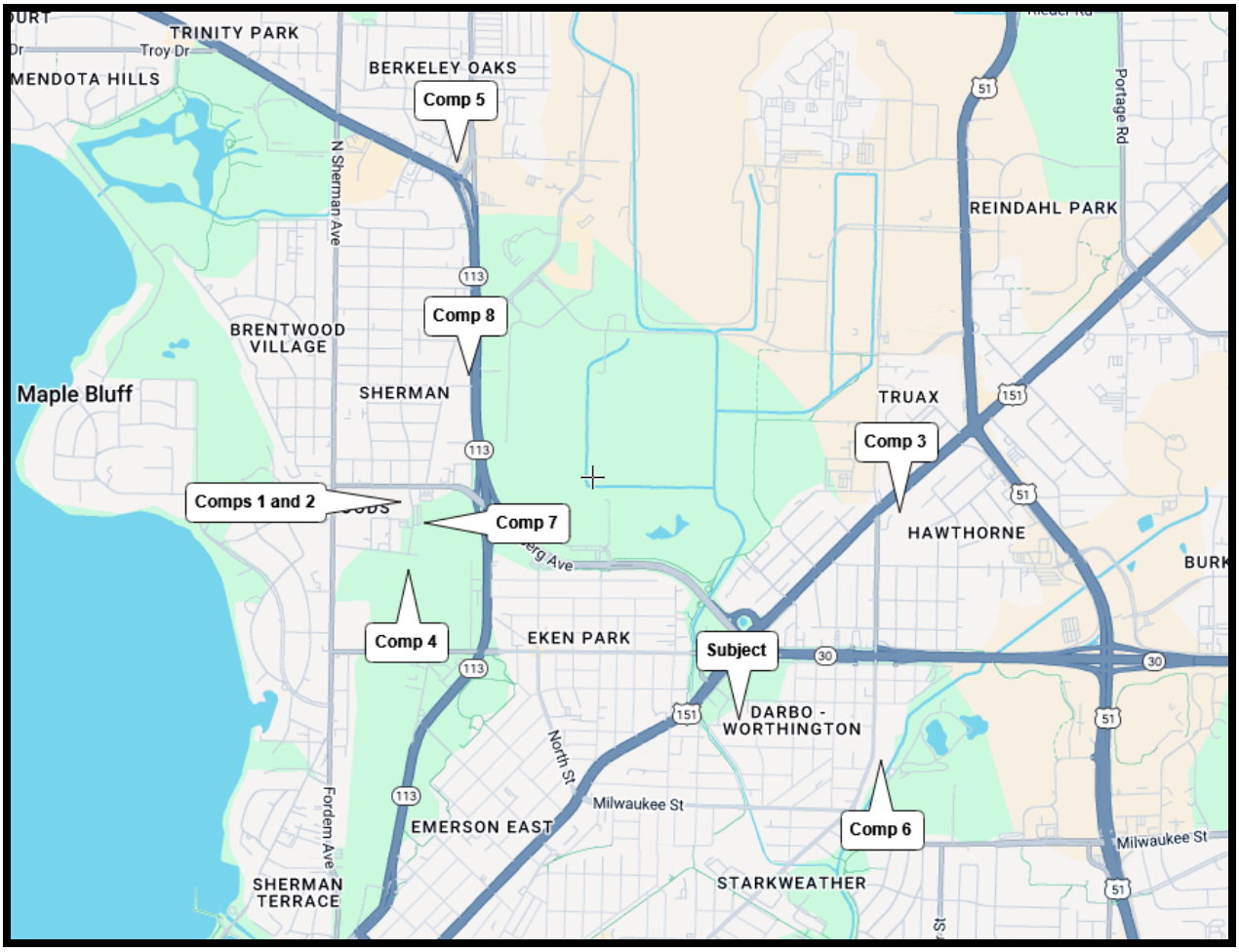
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COMPARABLE LAND SALES SUMMARY - CONTINUED

No.	Location	Sale Date	Units Proposed	Zoning	Land Size SF	Land Size Acres	Density	Total Price	Price per Unit	Price per SF	Grantor/ Grantee
5	**2001 Londonderry Drive** Madison, Wisconsin	Jun-23	105 units	CC-T	84,037 SF	1.93 acres	54.4 units/acre	**$850,000**	**$8,095**	**$10.11**	Associated Bank Madison / Tamarack Apartments, LLC
	This is the sale of a former Associated Bank branch at the intersection of Packers Avenue and Northport Drive on the north side of Madison. The existing building will be demolished to develop a four-story, 105-unit apartment building.										
6	**Starkweather Place** 215 N Fair Oaks Avenue Madison, Wisconsin	Jul-23	112 units	TR-U1	188,637 SF	4.33 acres	25.9 units/acre	**$1,000,000**	**$8,929**	**$5.30**	SWAYNK, LLC / 215 N Fair Oaks, LLC
	This is the sale of a boat cover shop property along North Fair Oaks Avenue on the east side of Madison. The existing building was demolished to facilitate the development of a four-story, 112-unit apartment building. The property has an irregular, triangular shape with some low-lying areas that likely limited the density on the site.										
7	**1201 Huxley St & 1910 Roth St** Madison, Wisconsin	Listing	192 units (estimate)	TR-U2	182,921 SF	4.20 acres	45.7 units/acre	**$3,000,000**	**$15,625**	**$16.40**	Currently listed By Oakbrook Corp
	This is the current listing of two mostly vacant parcels at the intersection of Huxley Street and Roth Street on the north side of Madison. The property is currently partially improved with a parking lot and former bus transfer station. The propery is in the medium to high-density future land use zone as per the City of Madison. According to the listing broker, this could allow the development of a 4-5 story apartment building with 180-205 units.										
8	**Avenue Square Senior Apts** 2110 Schlimgen Avenue Madison, Wisconsin	Sep-21	70 units	NMX	53,762 SF	1.23 acres	56.7 units/acre	**$566,000**	**$8,086**	**$10.53**	Madisonian Development, LLC Odessa Senior Housing, LLC
	This is the sale of a parcel improved with two single-family homes and a small commercial building at the intersection of Packers Avenue and Schlimgen Avenue on the north side of Madison. The existing improvements were demolished for the development of a four-story, 70-unit affordable senior apartment building.										

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LOCATION MAP – COMPARABLE LAND SALES



MARKET CONDITIONS

The sales occurred between 2021 and 2024. We have considered changes in the rate of inflation between 2016 and 2025 as a means of estimating value inflation. The percent change in CPI generally brackets the 1% to 2.5% range between 2013 and 2020 with much higher inflation from 2021-2023 but a return to stabilized levels in 2024-2025:

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0 Not Seasonally Adjusted | **Area:** U.S. city average | **Item:** All items | **Base Period:** 1982-84=100 | **Years:** 2016 to 2024

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% Change
2016	236.92	237.11	238.13	239.26	240.24	241.04	240.65	240.85	241.43	241.73	241.35	241.43	240.01	1.26%
2017	242.84	243.60	243.80	244.52	244.73	244.96	244.79	245.52	246.82	246.66	246.67	246.52	245.12	2.13%
2018	247.87	248.99	249.55	250.55	251.59	251.99	252.01	252.15	252.44	252.89	252.04	251.23	251.11	2.44%
2019	251.71	252.78	254.20	255.55	256.09	256.14	256.57	256.56	256.76	257.35	257.21	256.97	255.66	1.81%
2020	257.97	258.68	258.12	256.39	256.39	257.80	259.10	259.92	260.28	260.39	260.23	260.47	258.81	1.23%
2021	261.58	263.01	264.88	267.05	269.20	271.70	273.00	273.57	274.31	276.59	277.95	278.80	270.97	4.70%
2022	281.15	283.72	287.50	289.11	292.30	296.31	296.28	296.17	296.81	298.01	297.71	296.80	292.65	8.00%
2023	299.17	300.84	301.84	303.36	304.13	305.11	305.69	307.03	307.79	307.67	307.05	306.75	304.70	4.12%
2024	308.42	310.33	312.33	313.55	314.07	314.18	314.54	314.80	315.30	315.66	315.49	315.61	313.69	2.95%
2025	317.67	319.08	319.80	320.80									319.34	1.80%
													Mean	**3.04%**
													Median	**2.29%**

Therefore, we have concluded a **3.0% per year** time adjustment for the comparable sales.

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ADJUSTMENTS FOR PHYSICAL CHARACTERISTICS

LOCATION

The subject property is located in a transitional area between commercial uses and residential uses just off of East Washington Avenue and State Highway 30 on the east side of Madison. The subject and most of the comparables are in similar locations on the east or north side of Madison. However, downward adjustments were applied to Comparables 3, 5, and 8 due to their superior frontage along East Washington Avenue, Northport Drive and Packers Avenue.

SIZE

With respect to size, as a site increases in size the sales price per square foot typically decreases, with all other factors remaining equal. This is due to the diminishing marginal returns associated with each additional unit (square foot) added. The subject site contains 112,060 square feet or 2.57 acres. The subject site is bracketed by the comparable land sales, which range from 1.23 to 11.66 acres. A downward adjustment was applied to the smallest comparable and upward adjustments were applied to significantly larger comparables.

SHAPE / CONFIGURATION

The subject and most of the comparables are all generally functionally shaped for development. However, Comparable 6 has an irregular, triangular shape with some low-lying areas that appears to limit development on portions of the site. Therefore, a 20% upward adjustment was applied to this comparable.

ZONING / DENSITY

The subject parcel and many of the comparables lie within relatively flexible zoning districts which allow for a wide variety of uses. As mentioned previously, one of the main determinants of price/value is the allowable development density. The comparables have been sorted and arrayed based upon their development density (from highest to lowest) in the chart on the following page.

Please note that **the subject's estimated development density as developed in the Highest and Best Use section is applied** in this table. The density indicator is a function of comparison to other projects in relation to zoning, height restrictions and the City of Madison future land use plan:

Comparable Land Sales Arrayed by Development Density						
Sale	Name	Site Size	# of Units	Density	Price/SF	Price/Unit
6	Starkweather Place	4.33 acres	112 units	25.9 units/acre	$5.30	$8,929
	Subject	**2.57 acres**	**77 units**	**30.0 units/acre**	**-**	**-**
3	Rise Madison	6.38 acres	245 units	38.4 units/acre	$10.80	$12,245
1	The Oscar Apartments	2.51 acres	110 units	43.8 units/acre	$13.72	$13,636
7	1201 Huxley St & 1910 Roth St	4.20 acres	192 units	45.7 units/acre	$16.40	$15,625
4	Huxley Yards	11.66 acres	553 units	47.4 units/acre	$11.98	$11,004
2	The Madisonian Apts	1.37 acres	70 units	51.2 units/acre	$15.12	$12,857
5	2001 Londonderry Drive	1.93 acres	105 units	54.4 units/acre	$10.11	$8,095
8	Avenue Square Senior Apts	1.23 acres	70 units	56.7 units/acre	$10.53	$8,086

The comparables with applicable development densities indicate densities ranging from 25.6 to 56.7 units per acre. Downward adjustments were applied to the comparables with significantly higher densities and an upward adjustment was applied to the comparable with the lowest density. Please note that the presence of commercial space was considered when making these adjustments.

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Please refer to the following adjustment grid as a basis of the remaining discussion and concluded opinion of value for the subject site as-if vacant:

LAND SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	5	6	7	8
Unit Price (Price per Unit)	$13,636	$13,429	$12,245	$11,004	$8,095	$8,929	$15,625	$8,086
Unit Price (Price per SF)	$13.72	$15.79	$10.80	$11.98	$10.11	$5.30	$16.40	$10.53
Quantitative Adjustments:								
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	5.00%	0.00%	5.00%	0.00%	5.00%	5.00%	-10.00%	5.00%
Market Conditions (Time)	12.99%	12.73%	7.36%	3.98%	5.76%	5.60%	0.00%	10.89%
Adjusted Price per Unit	$16,089	$15,138	$13,759	$11,441	$8,966	$9,875	$14,063	$9,371
Adjusted Price per SF	$16.19	$17.80	$12.13	$12.46	$11.20	$5.86	$14.76	$12.20
Qualitative Analysis:								
Location	0.00%	0.00%	-10.00%	0.00%	-10.00%	0.00%	0.00%	-5.00%
Size	0.00%	0.00%	5.00%	10.00%	0.00%	5.00%	5.00%	-5.00%
Shape/Configuration	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%
Zoning/Density	-10.00%	-15.00%	-5.00%	-10.00%	-15.00%	5.00%	-10.00%	-15.00%
Adjusted Price per Unit	$17,698	$17,409	$13,759	$13,730	$9,415	$11,850	$16,172	$9,839
Adjusted Price per SF	$14.57	$15.13	$10.92	$12.46	$8.40	$7.62	$14.02	$9.15

*Please note that the zoning/density adjustments shown have been reversed for the per unit value indications due to the inverse relationship between allowable density and land price per unit. For example, the -10.00% adjustment shown for Comparable 1 is applied as +10.00% adjustment to the adjusted price per unit.

CONCLUSION – UNDERLYING LAND VALUE AS IF VACANT

The comparables indicate an adjusted range in selling prices from $7.62 to $15.13 per square foot with an adjusted mean of $11.53 and an adjusted median of $11.69 per square foot. This translates to a range from $9,415 to $17,698 per unit with a mean of $13,734 and median of $13,744 per unit.

Given that the subject's density falls near the bottom of the comparable range, we would expect a per unit value to fall slightly above the middle of the comparable range and the per square foot value to fall slightly below the middle of the comparable range. In the final analysis, a price per unit value indication is concluded at **$14,500 per unit.** In addition, a price per square foot value indication is concluded at **$11.00 per square foot.**

SITE VALUE CONCLUSION - PER UNIT
$14,500
per Unit, applied to
77 Units
$1,116,500
$1,120,000

SITE VALUE CONCLUSION - PER SF
$11.00
per SF, applied to
112,060 SF
$1,232,660
$1,230,000

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Based on the above indicators, the resulting value indications range from **$1,120,000** to **$1,230,000.** We will place approximately equal weight on both indicators. Therefore, the correlated and concluded opinion of value for the subject's underlying land is **$1,175,000**. This equates to **$15,260 per unit or $10.49 per square foot.**

"AS-IS" VALUE – ADJUSTMENTS FOR DEMOLITION COSTS (UNDER A REDEVELOPMENT SCENARIO)

The previous section developed a value indication for the underlying land as if vacant. The concluded underlying land value, **as if vacant**, was **$1,175,000**. However, this section will consider the estimated demolition costs required to ready the site for development.

The following chart includes local demolition cost comparables. These comparables indicate a range from $3.46 to $17.96 per square foot of building area with a mean of $8.14 and median of $7.75 per square foot.

Demolition Cost Comparables

Location	Building Type	Demolition Costs	Gross Building Area	Cost per SF
Near South Madison	One-Story Grocery	$250,000	26,381 SF	$9.48
West Madison	One-Story Grocery	$60,000	17,323 SF	$3.46
Near East Madison	One-Story Office	$200,000	42,213 SF	$4.74
East Madison	Two-Story Bank Branch	$140,000	14,066 SF	$9.95
Sun Prairie (East Madison)	2 Lt. Industrial Bldgs & Residence	$50,000	8,304 SF	$6.02
West Madison	Two-Story Office	$157,580	15,380 SF	$10.25
South Madison	Two-Story Restaurant	$44,575	11,698 SF	$3.81
West Madison	Two-Story Office	$175,000	29,536 SF	$5.92
Downtown Madison	12-Story Office	$4,020,000	223,784 SF	$17.96
Downtown Madison	Three-Story Office	$400,000	40,940 SF	$9.77

Based on the above cost comparables, we will assume estimated demolition costs near the middle of this range around **$8.00 to $9.00 per square foot**. However, *please note that this is only an estimate based upon the above data and is subject to verification in relation to contractor bids for demolition, disposal and costs to bring the site to a desired level of utility for development*. Based on the gross building area of 54,823 square feet including the basement areas, this would imply an estimated demolition cost range of **$438,584 to $493,407**.

Therefore, the estimated demolition costs will be estimated near the middle of this range at **$450,000.** The estimated demolition costs will be subtracted from the underlying land value as if vacant in order to develop an "As-Is" opinion of value.

This indicates the following:

CORRELLATED AND CONCLUDED LAND VALUE AS VACANT
$1,175,000

LESS: DEMOLITION COSTS
($450,000)

IMPLIED "AS-IS" VALUE
$725,000

Based upon the above summary, the as-is fee simple value indication of the subject property **as a redevelopment site** is rounded to **$725,000**.

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INTRODUCTION

Sales comparison approach is defined in The Dictionary of Real Estate Appraisal, Sixth Edition (2015), as:

> "The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."

This approach will be developed on an "as-is" basis. In this section, the value indication will be developed by direct comparison analysis. Direct comparison analysis compares improved sales to the subject property on a price per square foot basis. The price per square foot is based upon the physical characteristics of the property, and care must be taken in the comparable selection process.

SELECTION AND PRESENTATION OF COMPARABLE SALES DATA

The subject property is an existing multi-purpose office/chapel building with an attached gymnasium. The subject building also includes several classrooms, a kitchen, daycare and computer lab. Due to the subject's varying space types and larger building size, the most likely users of the subject property as improved were concluded to be churches, schools or non-profit community-based service providers (similar to The Salvation Army or the City of Madison). Therefore, the most relevant basis for comparison is based upon an analysis of these types of properties.

The following page contains a summary of comparable properties with varying uses similar to the subject property. These are concluded to form the most reliable basis for comparison to the subject property. This is followed by a **Location Map** and **Photographs** of the properties. These sales will be analyzed on the basis of their sales prices per square foot of gross building area. Notable points related to these sales include the following:

- To identify sales, various commercial databases were researched, including MLS, CoStar, and Property Drive. However, it is commonly known that these types of properties do not always get marketed by the typical listing agent/broker approach.
- The comparables primarily include properties that were purchased for use as churches or as non-profit community-based service providers. However, one indoor soccer facility was also included for comparison to the subject's gymnasium space.
- The comparables are located in the greater Madison or Milwaukee areas.
- The comparables range in size from 16,500 to 83,000 square feet. Meanwhile, the subject property is bracketed in the upper half of this range with 38,617 square feet of gross building area above grade and 16,206 square feet of basement area.
- The comparables were constructed between 1931 and 2004. Meanwhile, the subject property is bracketed near the middle of this range with estimated construction dates of 1957 to 1968 for the office/chapel portion and 1995 to 2000 for the gymnasium portion.
- The selling or listing prices range from $39 to $105 per square foot.

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COMPARABLE SALES SUMMARY

NO.	PROPERTY/ LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LAND AREA	L/B RATIO	SALE PRICE	PRICE PER SF	GRANTOR/ GRANTEE	COMMENTS
1	2670 Milwaukee Street Madison, Wisconsin	Jan-17	1960	38,035 SF (gross)	1.53 acres 66,600 SF	1.75	**$2,100,000**	**$55.21**	Holy Cross Lutheran Church & School, Inc. / OFS Holdings, Inc.	This is the sale of an existing school and church with gymnasium and cafeteria. The sanctuary has seating for approximately 420 persons. It is an older property but appears to have been well-maintained and has good curb appeal in an established east side neighborhood. The land-to-building ratio is very low and parking is limited. The property was purchased by Operation Fresh Start, which planned to rebuild 2/3 of the space for their new home. During the renovation, around 11,000 SF were leased out to help fund building maintenance and program expansion.
2	232 Windsor Street Sun Prairie, Wisconsin	Jan-19	1952 1990 (addition)	20,718 SF (gross)	2.89 acres 125,671 SF	6.07	**$1,225,000**	**$59.13**	Peace Evangelical Lutheran Church / Boys & Girls Club of Dane County	This represents the sale of the Peace Evangelical Lutheran Church facility located in Sun Prairie. The church has around 18,500 SF with a 264-person sanctuary, room for 6-10 classrooms, 2 kitchens, hall, and flex space. The property also includes a parsonage that contains around 2,218 SF. The property was purchased by the Boys and Girls Club of Dane County for a new facility to be used for daycare, after-school programs, and tutoring.
3	151 S 84th Street Milwaukee, Wisconsin	Aug-20	1951	83,000 SF (gross)	14.58 acres 635,105 SF	7.65	**$5,000,000**	**$60.24**	Archdiocese of Milwaukee / St Charles Youth & Family Services, Inc.	This is the sale of a multi-building former church property that is now used as a non-profit human services agency that provides an array of prevention and intervention services. The buyer was a tenant at the time of sale.
4	United Indoor Soccer 5018 Blazing Star Drive Madison, Wisconsin	Mar-21	2004	16,500 SF (gross)	1.30 acres 56,596 SF	3.43	**$875,000**	**$53.03**	L & I of Dane County LLC / BCLEV LLC	This is the sale of a former indoor soccer facility located in the World Dairy Center. The building was purchased by RIT Elite, an indoor basketball training facility. The buyer intended to renovate the building for indoor basketball use to include one NBA-sized court. Other renovations were planned for the restrooms, roof/siding, adding an overhead door, and interior/exterior painting.
5	4200 Buckeye Road Madison, Wisconsin	Apr-25	1954	35,713 SF (gross)	1.77 acres 77,101 SF	2.16	**$1,400,000**	**$39.20**	Lake Edge Congregational Community Church / Capital City Sanctuary of God	This is the sale of a church with parsonage on the east side of Madison. The church has one sanctuary room with 20-30' ceilings, an auxiliary room that can be used for events/services, a large daycare space currently rented through Dec, 2025, multiple other rooms on the 1st floor, and a full basement with classrooms and storage space. The parsonage home at 4201 Hegg Ave is a 3 bed//1.5 bath 1,668 SF ranch home with a 2 car detached garage and open basement. The property was purchased for continued church use.

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COMPARABLE SALES SUMMARY - CONTINUED

NO.	PROPERTY/ LOCATION	SALE DATE	YEAR BUILT	BUILDING SIZE	LAND AREA	L/B RATIO	SALE PRICE	PRICE PER SF	GRANTOR/ GRANTEE	COMMENTS
6	9455 N 76th Street Milwaukee, Wisconsin	Sep-23	1989 2006 (addn.)	27,510 SF (gross)	11.63 acres 506,603 SF	18.42	**$2,500,000**	**$90.88**	Spirit Life Church / Believers in Christ Ministries, Inc.	This is the sale of a church campus and daycare center in northwest Milwaukee. A new 250-person sanctuary was added to the building in 2006. The property also includes a day care licensed for 50 kids. The building has a new roof. The building includes a partial, exposed basement. The property also includes 185 surface parking stalls and nine single-family residential lots. However, it is noted that it appears that single-family lots in the area sell for around $10,000 per lot so these additional lots do not contribute a signficant amount of value.
7	N84 W16971 Menomonee Ave Menomonee Falls, Wisconsin	Oct-23	1969	25,019 SF (gross)	4.13 acres 179,903 SF	7.19	**$1,600,000**	**$63.95**	Legacy Christian Church / Ergun Kodesh Properties, Inc.	This is the sale of a church in Menomonee Falls. The building includes a contemporary sanctuary setting with a seating capacity of 250-300 and a traditional setting with a seating capacity of 150-200. The building also features several meeting rooms, offices, storage areas and a children's area, which was remodeled in 2018. The property was purchased for the continued use as a church.
8	3011 Saylesville Road Waukesha, Wisconsin	Listing	1931/2021	28,184 SF (gross)	4.18 acres 182,081 SF	6.46	**$2,950,000**	**$104.67**	Currently listed by Twelve2 Commercial Group	This is the current listing of the former Lawrence School property in Waukesha, Wisconsin. The building was formerly used as a daycare with a licenses for up to 150 kids. The facility features 23 classrooms, 15 full bathrooms, a full kitchen/cafeteria, staff offices, reception and indoor/outdoor playgrounds. A recent 10,216 square foot addition in 2021 features the cafeteria (216 person capacity) and commercial kitchen.
9	6021 W Lincoln Avenue West Allis, Wisconsin	Listing	1957	64,573 SF (gross)	1.71 acres 74,488 SF	1.15	**$2,800,000**	**$43.36**	Currently listed by Anderson Commercial Group	This is the current listing of a former school building in West Allis, Wisconsin. The building contains 23,626 square feet on the lower level, 23,821 square feet on the first floor and 17,126 square feet on the second floor. The building features 15 large classrooms, a vintage gymnasium with stage, cafeteria and commercial kitchen.

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SALES COMPARABLE PHOTOGRAPHS



Comparable #1 – 2670 Milwaukee Street, Madison, Wisconsin



Comparable #2 – 232 Windsor Street, Sun Prairie, Wisconsin



Comparable #3 – 151 S 84th Street, Milwaukee, Wisconsin

© 2025 BUSSEN COMPANY



Comparable #4 – 5018 Blazing Star Drive, Madison, Wisconsin



Comparable #5 – 4200 Buckeye Road, Madison, Wisconsin

© 2025 BUSSEN COMPANY



Comparable #6 – 9455 N 76th Street, Milwaukee, Wisconsin



Comparable #7 – N84 W16971 Menomonee Avenue, Menomonee Falls, Wisconsin

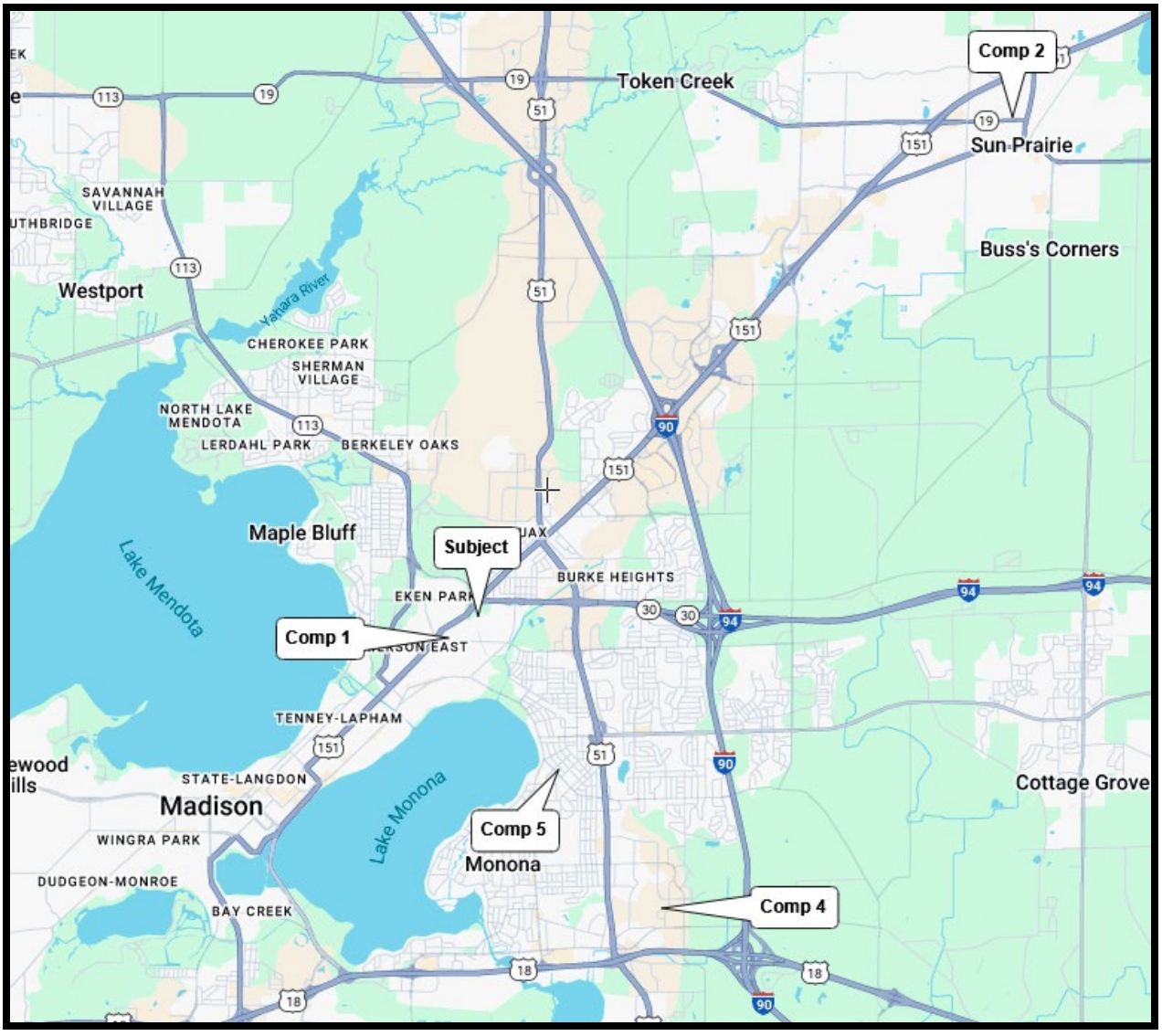


Comparable #8 – 3011 Saylesville Road, Waukesha, Wisconsin

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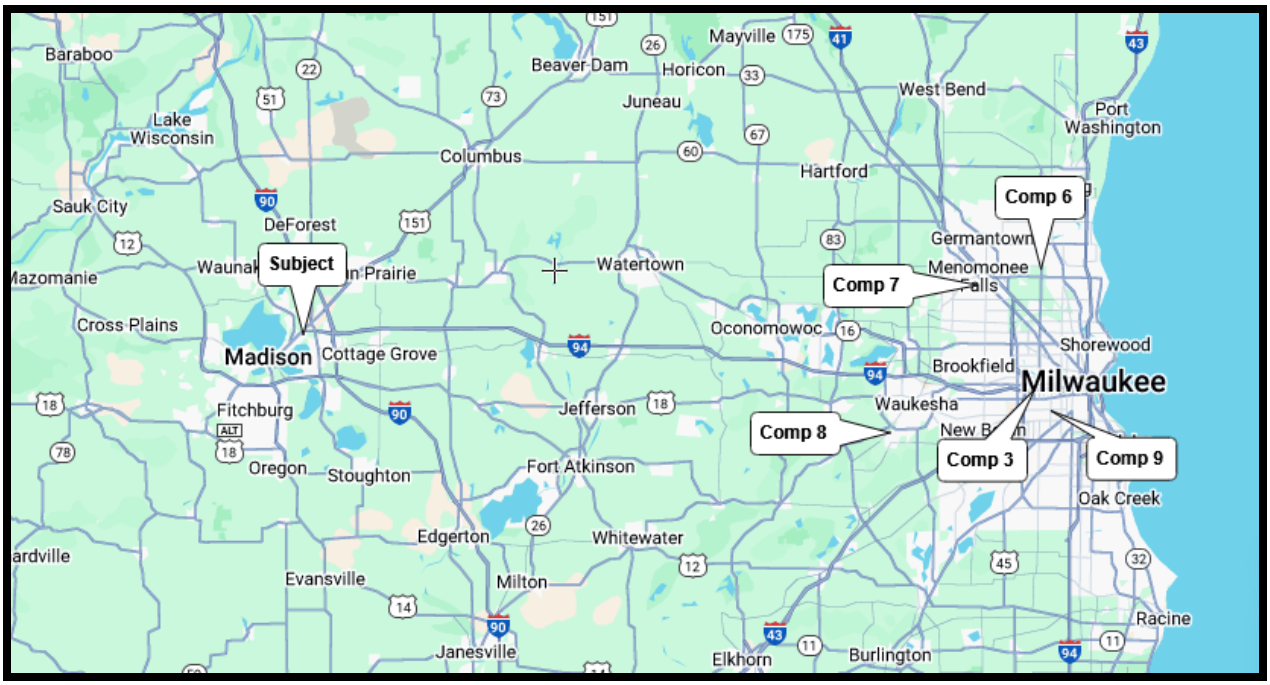


Comparable #9 – 1526 S 2nd Street, West Allis, Wisconsin



Location Map – Comparable Sales – Madison Area

© 2025 BUSSEN COMPANY



Location Map – Comparable Sales – Milwaukee Area

QUANTITATIVE ADJUSTMENTS

PROPERTY RIGHTS CONVEYED AND FINANCING TERMS

Each transaction was reportedly for all cash or terms equivalent to cash, with no adjustments required for financing. The terms and conditions of these transfers did not require any financing adjustments.

CONDITIONS OF SALE

Based on our understanding of each transaction, there appeared to be no significant property-specific circumstances that would warrant an adjustment for conditions of sale in any of the closed sales. However, 15% downward adjustments were applied to the current listings (Comparables 8 and 9) to account for likely negotiations with potential buyers.

MARKET CONDITION (TIME)

The sales occurred between 2017 and 2025. The oldest sale was included due to its similar location near the subject property in addition to its similar size and quality/condition. We have considered changes in the rate of inflation between 2016 and 2025 as a means of estimating value inflation. The percent change in CPI generally brackets the 1% to 2.5% range between 2013 and 2020 with much higher inflation from 2021-2023 but a return to stabilized levels in 2024-2025:

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Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0 Not Seasonally Adjusted | **Area:** U.S. city average | **Item:** All items | **Base Period:** 1982-84=100 | **Years:** 2016 to 2024

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% Change
2016	236.92	237.11	238.13	239.26	240.24	241.04	240.65	240.85	241.43	241.73	241.35	241.43	240.01	1.26%
2017	242.84	243.60	243.80	244.52	244.73	244.96	244.79	245.52	246.82	246.66	246.67	246.52	245.12	2.13%
2018	247.87	248.99	249.55	250.55	251.59	251.99	252.01	252.15	252.44	252.89	252.04	251.23	251.11	2.44%
2019	251.71	252.78	254.20	255.55	256.09	256.14	256.57	256.56	256.76	257.35	257.21	256.97	255.66	1.81%
2020	257.97	258.68	258.12	256.39	256.39	257.80	259.10	259.92	260.28	260.39	260.23	260.47	258.81	1.23%
2021	261.58	263.01	264.88	267.05	269.20	271.70	273.00	273.57	274.31	276.59	277.95	278.80	270.97	4.70%
2022	281.15	283.72	287.50	289.11	292.30	296.31	296.28	296.17	296.81	298.01	297.71	296.80	292.65	8.00%
2023	299.17	300.84	301.84	303.36	304.13	305.11	305.69	307.03	307.79	307.67	307.05	306.75	304.70	4.12%
2024	308.42	310.33	312.33	313.55	314.07	314.18	314.54	314.80	315.30	315.66	315.49	315.61	313.69	2.95%
2025	317.67	319.08	319.80	320.80									319.34	1.80%
													Mean	**3.04%**
													Median	**2.29%**

Therefore, we have concluded a **3.0% per year** time adjustment for the comparable sales.

QUALITATIVE ADJUSTMENTS

Lacking sufficient paired-sales data from which to directly extract dollar adjustments, we have chosen not to apply subjective percentage adjustments for the physical differences among the comparables, such as location, age, size, condition, amenities, etc. Instead, we have chosen to apply qualitative analysis to each of these categories in order to narrow down and bracket a range of unit value indicators for the subject.

LOCATION

The subject property is located just off of East Washington Avenue and State Highway 30 in a suburban location on the east side of Madison. The comparables are generally located in similar suburban locations in the greater Madison or Milwaukee areas.

BUILDING SIZE & DENSITY

Smaller buildings generally sell for a higher unit price (price per square foot), hence would require a downward unit adjustment in comparison to the subject, while larger buildings would require an upward adjustment. A larger building with a greater number of tenants will also be more management intensive and sensitive to market fluctuations and potential vacancies and credit loss risk. This is also a function of the building's relative market share. In a larger metropolitan market, a larger building is less sensitive to minor fluctuations in supply and demand characteristics as compared to an inferior product in a secondary market. Ultimately, the effective age, condition, and income-producing potential are the main determinants of the prices paid for each property.

BUILDING AGE / QUALITY / CONDITION

The age and condition of a property at the time of sale generally directly affects the unit price; hence, older buildings generally require an upward unit adjustment in comparison to the subject, while newer buildings would warrant a downward adjustment. The comparable properties were constructed between 1931 and 2004 (including some more recent additions), which is consistent with the subject's construction. The comparables have varying degrees of quality/condition which reasonably bracket the subject's condition.

The following table summarizes our analysis, based on the preceding comments:

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SALES COMPARISON ADJUSTMENT GRID									
Sale Number	1	2	3	4	5	6	7	8	9
Sale Price/Square Foot	$55.21	$59.13	$60.24	$53.03	$39.20	$90.88	$63.95	$104.67	$43.36
Quantitative Adjustments:									
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-15.00%	-15.00%
Market Conditions (Time)	24.98%	19.06%	14.34%	12.50%	0.30%	4.99%	4.76%	0.00%	0.00%
Adjusted Unit Values									
Sale Price/Square Foot	$69.00	$70.40	$68.88	$59.66	$39.32	$95.41	$66.99	$88.97	$36.86
Qualitative Analysis:									
Location	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Building Size	Similar	Smaller	Larger	Larger	Similar	Smaller	Smaller	Smaller	Similar
Density	Higher	Lower	Lower	Similar	Similar	Lower	Lower	Lower	Higher
Building Age	Similar	Similar	Similar	Similar	Similar	Newer	Similar	Similar	Similar
Quality / Condition	Similar	Similar	Similar	Similar	Similar	Superior	Similar	Superior	Inferior
Overall Comparative Analysis	Similar	Similar	Similar	Similar	Similar	High	Similar	High	Low

CONCLUSION – SALES COMPARISON APPROACH

After quantitative adjustments are applied, the comparables range from $36.86 to $95.41 per square foot with a mean of $66.17 and median of $68.88 per square foot. Comparable 6 is concluded to be superior to the subject due to its newer construction in 1989 and significant amount of excess/surplus land area (18.42:1 land-to-building ratio) including nine single-family lots. Comparable 8 is also concluded to be superior to the subject due to its overall higher quality/condition and partial newer construction in 2021. In addition, Comparable 9 is concluded to be inferior to the subject due to its overall older finishes and inferior condition.

The remaining similar comparables indicate a tighter adjusted range from $39.32 to $70.40 per square foot with a mean of $62.38 and median of $67.94 per square foot. Therefore, we will conclude a value indication of **$65 per square foot** of gross building area above grade for the subject property. This is well bracketed near the middle of the adjusted range of the similar comparables. This indicates the following value indication on an "as-is" basis for the subject's above grade area:

SALES COMPARISON APPROACH	
Price/SF indication:	$65.00
Above-Grade Building Area:	38,617 SF
Value Indication:	$2,510,105
Rounded to:	$2,510,000

This value indication is applied to the subject's above grade area. Meanwhile, the subject property includes 16,206 square feet of gross building area below grade, which includes 7,238 square feet of finished space formerly used as a daycare and 8,968 square feet of unfinished storage space. However, it is noted that we are not aware of how many of the comparables include basement space as publicly available information related to these types of buildings is generally limited since most are owned by tax-exempt entities and are not assessed. Given that the subject's basement space has higher ceilings and is nearly 45% finished, we would expect some additional value to be associated with this basement space.

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Therefore, we will conclude a value indication of **$30 per square foot** of gross building area below-grade for the subject property. This falls slightly below the comparable range, which is reasonable considering this space is below-grade and only partially finished.

This indicates the following value indication on an "as-is" basis for the subject's below-grade area:

SALES COMPARISON APPROACH	
Price/SF indication:	$30.00
Below-Grade Building Area:	16,206 SF
Value Indication:	$486,180
Rounded to:	$486,000

Adding the above grade value indication of **$2,510,000** and the below-grade value indication of **$486,000** results in a total as-is value indication of **$2,996,000** (rounded to **$3,000,000**) from the development of the sales comparison approach. This equates to a value of **$77.69** per square foot of gross building area above grade. This falls slightly above the top of the range of the most similar comparables. This is reasonable considering the subject's significant amount of basement space and inclusion of some additional potential expansion land area.

In addition, this equates to a value of **$54.72** per square foot of gross building area including the basement. This falls in the lower half of the range of the comparables. This is reasonable considering we assume the building areas are based primarily upon above grade area.

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RECONCILIATION OF VALUE INDICATIONS

INTRODUCTION

The reconciliation of value indications is the final step in the appraisal process and involves the weighing of the individual valuation approaches in relationship to their substantiation by market data and the reliability of each valuation approach in relation to the subject property. The value indications are summarized as follows:

VALUE INDICATIONS

Valuation Approach	Effective Date of Value	Value Indication
Underlying Land Value	May 14, 2025	$1,175,000
Less: Estimated Demolition Costs:		($450,000)
"As-Is" Value as a Redevelopment Site (Rounded)	May 14, 2025	$725,000
Sales Comparison Approach	May 14, 2025	$3,000,000

RELEVANCE OF THE APPROACHES TO VALUE DEVELOPED

The cost approach provides a good indication of value for properties that are new or that have experienced a normal amount of depreciation. For properties that are older, the cost approach becomes a less reliable indicator of value. Given the age of the improvements, a cost approach was not developed.

The income capitalization approach is based upon the premise that commercial properties are income producing and that investors purchase these properties based on their income-producing ability. The income capitalization approach most closely resembles the type of analysis utilized by investors in income producing properties. Most participants involved in buying and selling commercial properties are mainly concerned with the income-producing capability. The income capitalization approach is typically applied by capitalizing a projected net operating income in a stabilized leasing scenario. Given that this type of property is typically owner-occupied and not leased, the income capitalization approach was not developed.

The sales comparison approach is based on the principle of substitution, which states that no one would pay more for the subject property than the value of similar properties in the market. A comparative analysis of the sale price per square foot was applied in the sales comparison approach. In this appraisal, the sales comparison approach was first utilized to conclude an opinion of value of the fee simple interest in the subject's underlying land and its as-is value as a redevelopment site. The sales comparison approach was then used to develop an opinion of value of the subject property as improved.

Consistent with highest and best use theory, the use that results in the highest present value is typically concluded as the highest and best use of the property and results in the concluded opinion of value. However, these valuation approaches needed to be developed to make this determination and conclusion. Given that the concluded value as improved is significantly greater than the value as a redevelopment site, our concluded opinion of value is equal to the value indication developed in the sales comparison approach. Our concluded opinion of value is summarized as follows.

CONCLUDED OPINION OF VALUE

Market Value Scenario	Effective Date of Value	Opinion of Value
As-Is Fee Simple Market Value	May 14, 2025	$3,000,000

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CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the subject property and no personal interest with respect to the parties involved.
- The appraisers have performed services related to the subject property within the three year period immediately preceding acceptance of this assignment. Bussen Company issued an appraisal of the subject property to subject ownership on April 6, 2023.
- We have no bias with respect to the subject property or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- The appraisers have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Andrew G. Bussen, MAI has completed the continuing education program for Designated Members of the Appraisal Institute. Andrew G. Bussen, MAI and Robert Anderson have completed the continuing education program for the State of Wisconsin.

Andrew G. Bussen, MAI
Wisconsin Certified General Appraiser #657

Robert Anderson
Wisconsin Certified General Appraiser #2393

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ADDENDA

PROPERTY INFORMATION FROM PUBLIC RECORDS

APPRAISER LICENSE AND QUALIFICATIONS

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City of Madison Property Information
Property Address: 3030 Darbo Dr
Parcel Number: 071005210051

Information current as of: 5/19/25 06:00AM

OWNER(S)

THE SALVATION ARMY

5550 PRAIRIE STONE PKWY
HOFFMAN ESTATES, IL 60192

REFUSE COLLECTION

District: 03B

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$0	$0	$0
2025	$0	$0	$0

2024 TAX INFORMATION

Net Taxes:	$0.00
Special Assessment:	$0.00
Other:	$0.00
Total:	$0.00

PROPERTY INFORMATION

Property Type:	Commercial exempt	Property Class:	Exempt
Zoning:	CC-T	Lot Size:	112,060 sq ft
Frontage:	571 - Darbo Dr	Water Frontage:	NO
TIF District:	0	Assessment Area:	9914

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 5/19/25 06:00AM

Grantor:	THE SALVATION ARMY		
Grantee:	CITY OF MADISON		
Date of Conveyance:	7/2018	Conveyance Price:	$0.00
Conveyance Type:	Warranty Deed		
Grantor:	THE SALVATION ARMY		
Grantee:	CITY OF MADISON		
Date of Conveyance:	8/2006	Conveyance Price:	$0.00
Conveyance Type:	Warranty Deed		
Grantor:	AMERICAN FAMILY INSURANCE		
Grantee:	THE SALVATION ARMY		
Date of Conveyance:	12/1994	Conveyance Price:	$560,000.00
Conveyance Type:	Warranty Deed		

Grantor:	COX, WILLIAM T		
Grantee:	AMERICAN FAMILY INSURANCE		
Date of Conveyance:	11/1993	Conveyance Price:	$0.00
Conveyance Type:	Other		
Grantor:	LEMANSKI, MARTHA A		
Grantee:	AMERICAN FAMILY INSURANCE		
Date of Conveyance:	11/1993	Conveyance Price:	$0.00
Conveyance Type:	Other		
Grantor:			
Grantee:			
Date of Conveyance:	10/1972	Conveyance Price:	$170,000.00
Conveyance Type:	Warranty Deed		

LEGAL DESCRIPTION

Information current as of: 5/19/25 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number:	0
Block:	0

CERTIFIED SURVEY MAP NO 7652 RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 40 PAGE 47 OF, CERTIFIED SURVEYS EXCEPT THAT PART AS DESC IN, PARCEL 1, TRANSPORATION PROJECT NO. 53W0348-4.01;, LOT 2, EXCEPT THAT PART CONVEYED IN DOC 5424962, FOR NEW PUBLIC CITY STREET.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2024

Information current as of: 5/19/25 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	0	99.230000%	0
Improvements	0	99.230000%	0
Total	0	99.230000%	0
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			0.00

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	0.00	0.00	0.0%
MATC	0.00	0.00	0.0%
CITY OF MADISON	0.00	0.00	0.0%
MADISON SCHOOL	0.00	0.00	0.0%
Total	0.00	0.00	0.0%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	0.00	0.00	0.0%

Total Due

Installment	Due Date

Full Amount	1/31/2025	$0.00

Transaction Information

Please note: As of today's date, no payments have been received on this parcel.

Tax Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's Access Dane.

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2024

Information current as of: 5/19/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,630,240.59	0.00	2042

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasury
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 5/16/25 10:00PM

No Special Assessments exist for Parcel Number 071005210051.
Please contact the Finance Office for additional information.

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

NO. 657 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Andrew G Bussen

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 30th day of November in the year 1994.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

STATE OF WISCONSIN · FORWARD · DEPT. OF SAFETY AND PROFESSIONAL SERVICES

DSPS Secretary

1093

This certificate was printed on the 29th day of November in the year 2023

QUALIFICATIONS
OF
ANDREW G. BUSSEN, MAI

EDUCATION

UNIVERSITY OF WISCONSIN - MADISON - Madison, Wisconsin
B.B.A., Real Estate and Urban Land Economics, 12/91
This program is rated as one of the top real estate education programs in the country.

EXPERIENCE

BUSSEN COMPANY OF WISCONSIN, INC. (D/B/A BUSSEN COMPANY)
Madison, Wisconsin (2004-Present)
President
Commercial real estate appraisal and consulting

PGP VALUATION, INC., San Diego, California (2002-2004)
Manager/Appraiser
Manager and appraiser; also performed subcontract appraisal services for this company; this company is now part of Colliers International

MILLENNIUM REAL ESTATE GROUP, INC. & BUSSEN VALUATION, LLC., Middleton, Wisconsin (2008-2002)
Managing Member (BV) and Secretary/Treasurer/VP (Millennium Real Estate Group)

ERNST & YOUNG LLP, Milwaukee, Wisconsin and Chicago, Illinois (7/96 - 6/98)
Valuation Consultant - National Property Tax Group
Review of real and personal property assessments; preparation and filing of real and personal property returns; research data for use in the preparation of appeals to assessors, Boards of Review, and Tax Appeals Commission level hearings.

APPRAISAL BACKGROUND

Throughout my employment experience, I have performed appraisals and related services for a variety of income-producing and special purpose property types, including (but not limited to) the following:

- ♦ Office buildings
- ♦ Apartment/multi-family
- ♦ Hotel/lodging facilities
- ♦ Retail/shopping centers
- ♦ Churches and schools
- ♦ Tax credit housing
- ♦ Cold storage facilities
- ♦ industrial/warehouse and distribution facilities
- ♦ health care facilities (including medical clinics and nursing homes)
- ♦ corporate headquarters facilities (> 1M SF)
- ♦ subdivision development (including retail, multi- and single-family residential, condominium)
- ♦ Senior living facilities (CBRF and RCAC)
- ♦ Triple-net lease properties (NNN)
- ♦ Portfolio valuations

PROFESSIONAL AFFILIATIONS

- Designated Member of the Appraisal Institute (MAI)
- Wisconsin Certified General Appraiser – License #657
- Wisconsin Real Estate Broker - License #47888
- Idaho Real Estate Broker – License #AB51482
- California Certified General Real Estate Appraiser - License #AG028043
- California Real Estate Broker – License #01362637
- Director (2021-2022) - Wisconsin Chapter of the Appraisal Institute
- Member – Wisconsin Realtors Association (WRA)
- Member - National Association of Realtors (NAR)
- Appraisal Institute – MAI Candidate Advisor to individuals pursuing the MAI Designation

OTHER

- 2021-2022 - Worked with Wisconsin State Senator Andre' Jacque (R) and State Representative Paul Tittl (R) to pass Statute of Repose Legislation in the State of Wisconsin which limits the timeframe that an action can be brought against an appraiser (Senate Bill 341). Lobbied legislators at the State Capitol to garner support for legislation and testified at a hearing in front of the Assembly Committee on Housing and Real Estate. Actively worked with a bill drafter to write legislation. This bill passed through numerous levels of committees with no opposition and bipartisan support. Governor Tony Evers signed this legislation, which was passed into law in March 2022.
- Nominated to Madison's ***In Business*** Magazine's "40 Under 40" Publication in 2006
- Experience related to appraisal and property tax consulting includes expert witness testimony and/or client representation at various levels of property tax appeal hearings
- Software proficiency includes Microsoft Word and Excel, ARGUS and other miscellaneous programs
- Have performed subcontract appraisal work with CB Richard Ellis and PGP Valuation
- Real estate projects have included spec-home development in desert communities, small income property (multifamily) and office building market repositioning and selloff, and land holdings for future redevelopment along commercial corridors

NO. 2393 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Robert Allen Anderson

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 20th day of November in the year 2018.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

STATE OF WISCONSIN · FORWARD · DEPT. OF SAFETY AND PROFESSIONAL SERVICES

DSPS Secretary

1096

This certificate was printed on the 27th day of November in the year 2023

QUALIFICATIONS
OF
Robert A. Anderson

EDUCATION

UNIVERSITY OF WISCONSIN - MADISON - Madison, Wisconsin
B.B.A., Real Estate and Urban Land Economics, 12/14
This program is rated as one of the top real estate education programs in the country.
B.B.A., Finance, Investment and Banking, 12/14

EXPERIENCE

BUSSEN COMPANY OF WISCONSIN, INC. (D/B/A BUSSEN COMPANY)
Madison, Wisconsin (09/2014-Present)
Certified General Appraiser and Real Estate Broker
Services include commercial real estate appraisal and consulting; personal property and real property tax consulting; market/feasibility studies; and assisting clients with buying and selling real estate.

CAPITAL WEALTH ADVISORY GROUP, Madison, Wisconsin (12/2012-09/2014)
Intern
Completed portfolio reviews to examine asset allocations of clients. Created and maintained excel templates for advisor and client use. Lead team-wide projects focused on better serving clients nearing retirement. Interview prospective interns and create, manage, staff and budget their summer projects.

PROFESSIONAL AFFILIATIONS

- Wisconsin Certified General Appraiser – License #2393
- Wisconsin Real Estate Broker – License #58279-90
- Member - University of Wisconsin Real Estate Alumni Association (WREAA)
- Member – Wisconsin Realtors Association (WRA)
- Member – National Association of Realtors (NAR)

REAL ESTATE EDUCATION

University of Wisconsin – Madison
Courses attended en route to awarding of Undergraduate Degree:

- 306 – The Real Estate Process
- 312 – Real Estate Law
- 410 – Real Estate Finance
- 415 – Valuation of Real Estate
- 420 – Urban and Regional Economics
- 611 – Residential Property Development

AWARDS

- **Madison Commercial Broker Group Scholarship Recipient (Spring 2014)**
  Scholarship received for essay written about real estate career goals and aspirations.

- **Brand Award of Excellence in Real Estate Analysis (Fall 2012)**
  Award received for submitting the best appraisal of a Madison office building for the Valuation of Real Estate class at UW-Madison.

REFERENCES Available Upon Request

APPRAISAL REPORT OF THE

SALVATION ARMY OFFICE BUILDING

LOCATED AT 3030 DARBO DRIVE

CITY OF MADISON, DANE COUNTY, WISCONSIN 53714



DATE OF VALUATION: MAY 28, 2025
DATE OF REPORT: JULY 11, 2025

PREPARED FOR:
MR. MICHAEL SJOGREN
SALVATION ARMY OF DANE COUNTY

PREPARED BY:
MEICHER REAL ESTATE LLC
KEVIN F. MEICHER

MEICHER
REAL ESTATE LLC
COMMERCIAL REAL ESTATE APPRAISAL SERVICES

MEICHER
REAL ESTATE LLC
COMMERCIAL REAL ESTATE APPRAISAL SERVICES

July 11, 2025

Salvation Army of Dane County
Mr. Michael Sjogren
3030 Darbo Drive
Madison, Wisconsin 53714

Re: Appraisal Report of Salvation Army Office Building located at 3030 Darbo Drive, in the City of Madison, Dane County, Wisconsin 53714

Dear Mr. Sjogren:

The enclosed Appraisal Report has been prepared in response to your request. The report is subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum.

The accompanying report, to which this letter is attached, describes the site and building improvements (the "subject property"), pertinent data considered, and discusses the methods of appraisal used in reaching our conclusions. The opinions of value contained herein are subject to the Statement of Assumptions and Limiting Conditions included within.

The market value estimates are based upon a physical inspection of the property by Kevin F. Meicher on May 28, 2025, as well as a review of information made available by the property representative(s) and public records. This information forms the basis and serves as a guide for the valuation.

1480 Oak Opening Drive
Stoughton, Wisconsin 53589

Phone: (608) 833-3176
Email: kevin@mreappraisal.com

The subject site contains approximately 112,060 square feet (2.57 acres) and is irregular in shape with level topography. The site has approximately 570 feet of frontage along Darbo Drive and 305 feet of frontage along Richard Davis Lane. Site improvements include asphalt surfaced driveway and parking areas, concrete walkways and curbing, lighting, signage, and average landscaping. The site is zoned CC-T, Commercial Corridor - Transition District, per the City of Madison.

The Salvation Army Office Building was originally constructed in 1962 with addition in 1966. The Salvation Army purchased the building for owner occupancy in 1994 and completed a gymnasium addition in 2012. This facility is Class C constructed with Class C market orientation. This facility features multiple private offices, meeting rooms, commercial kitchen, game rooms, gymnasium with basketball court and fitness room. The facility includes 33,183 square feet of office space that includes 7,238 square feet of finished basement area. The gymnasium contains approximately 12,112 square feet. There is an additional 5,096 square feet of unfinished basement area utilized for storage.

This facility is constructed upon a concrete foundation and reinforced concrete slab, with steel and concrete framed structures, and brick and wood exterior facade. The roof is hip style with asphalt shingles, flat style with a rubber membrane roof, and gable style with steel coverings. Interior features include ceramic tile, vinyl tile, and carpeted flooring; painted drywall; acoustical tile ceilings with recessed fluorescent lights; wood trim and solid core doors. The building has multiple interior staircases and freight elevator serving all levels. This building is heated and cooled via forced air furnace and central air conditioning.

The interest appraised includes the Fee Simple estate, therefore market lease rates have been utilized. By virtue of the inspection, research, and analyses, it is our opinion that the Market Values of the subject property are as follows:

The Salvation Army Facility 3030 Darbo Drive, Madison, WI	
Fee Simple Market Value as of	"As Is" 5/28/2025
FINAL RECONCILED VALUE	
Building Improvements including Land	**$3,600,000**

Our compensation is not contingent upon the value reported. We appreciated the opportunity to work with you on this engagement, and are available to answer any questions you may have concerning the analysis and conclusions.

Respectfully submitted,
MEICHER REAL ESTATE LLC



Kevin F. Meicher
Wisconsin Certified General Appraiser #758



William P. Mueller
Appraiser Trainee

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SECTION I: SUBJECT PROPERTY PHOTOGRAPHS



EXTERIOR VIEW



EXTERIOR VIEW



EXTERIOR VIEW



EXTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



EXTERIOR VIEW



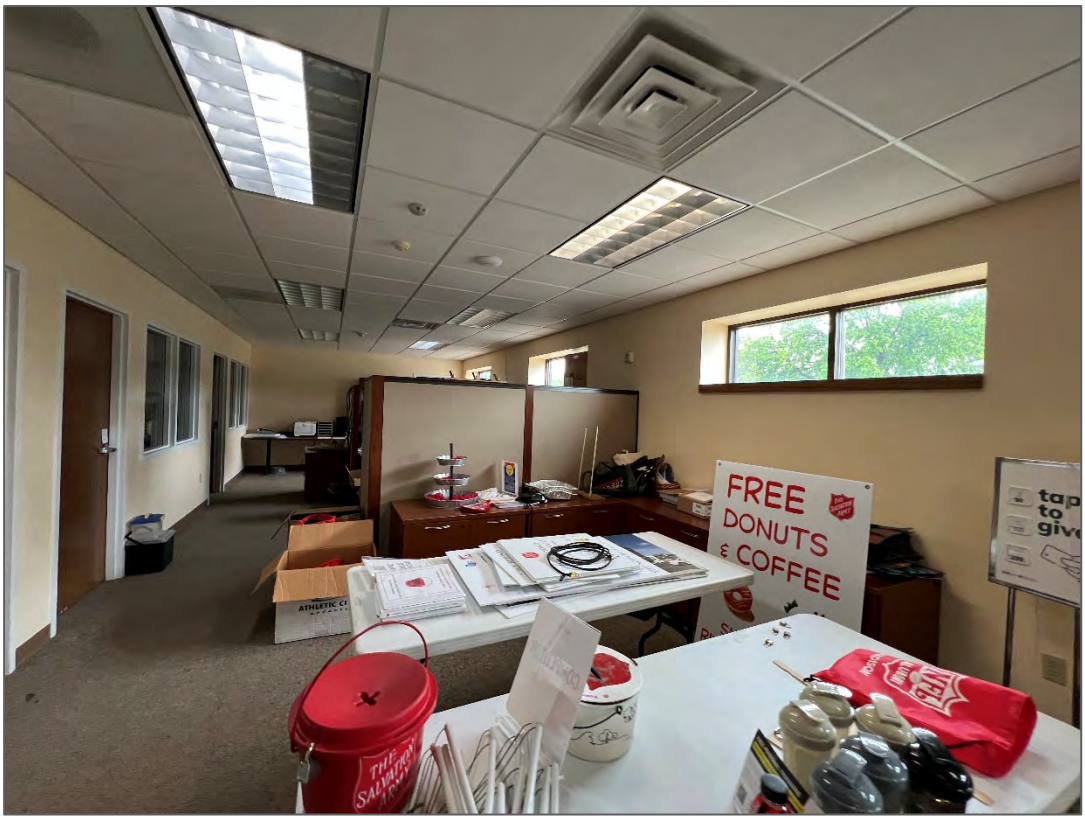
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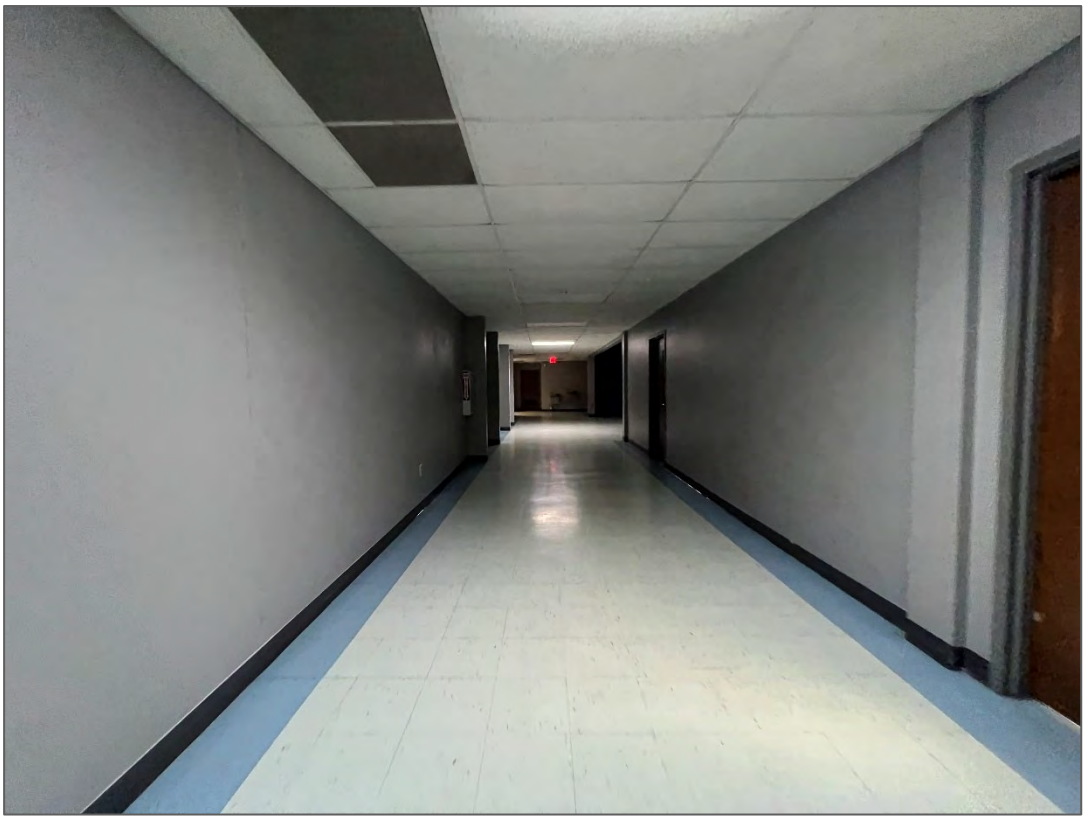
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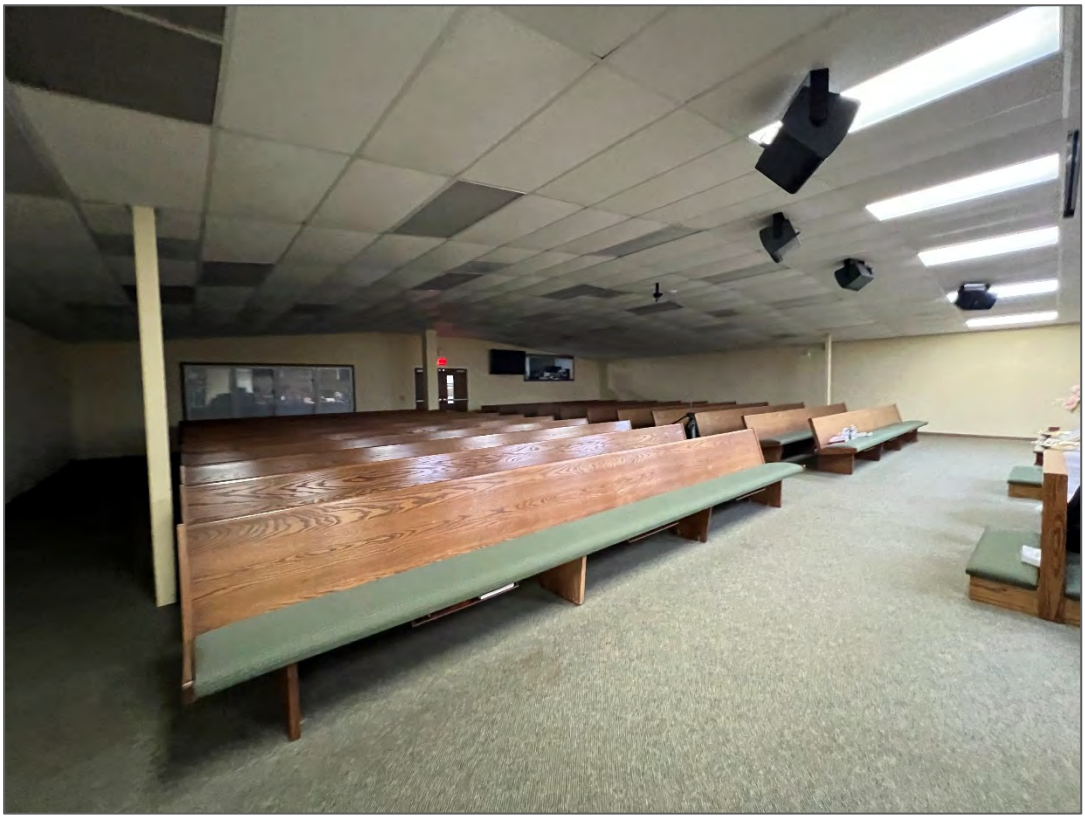
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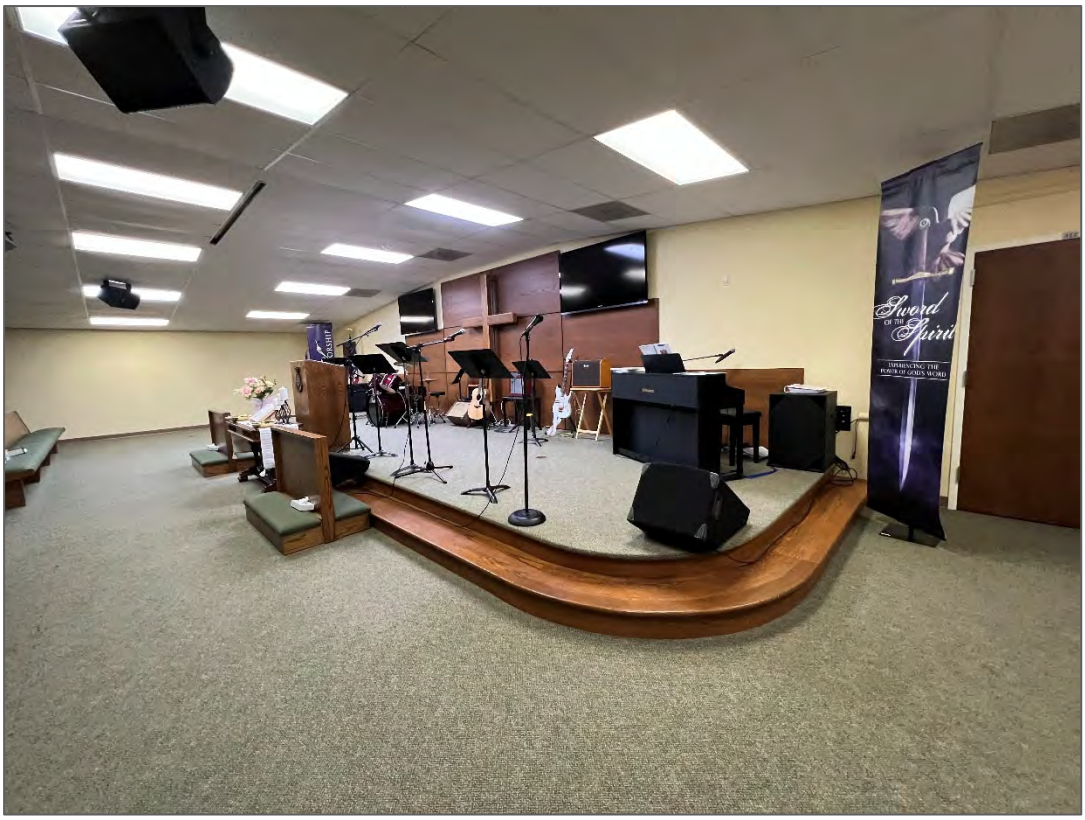
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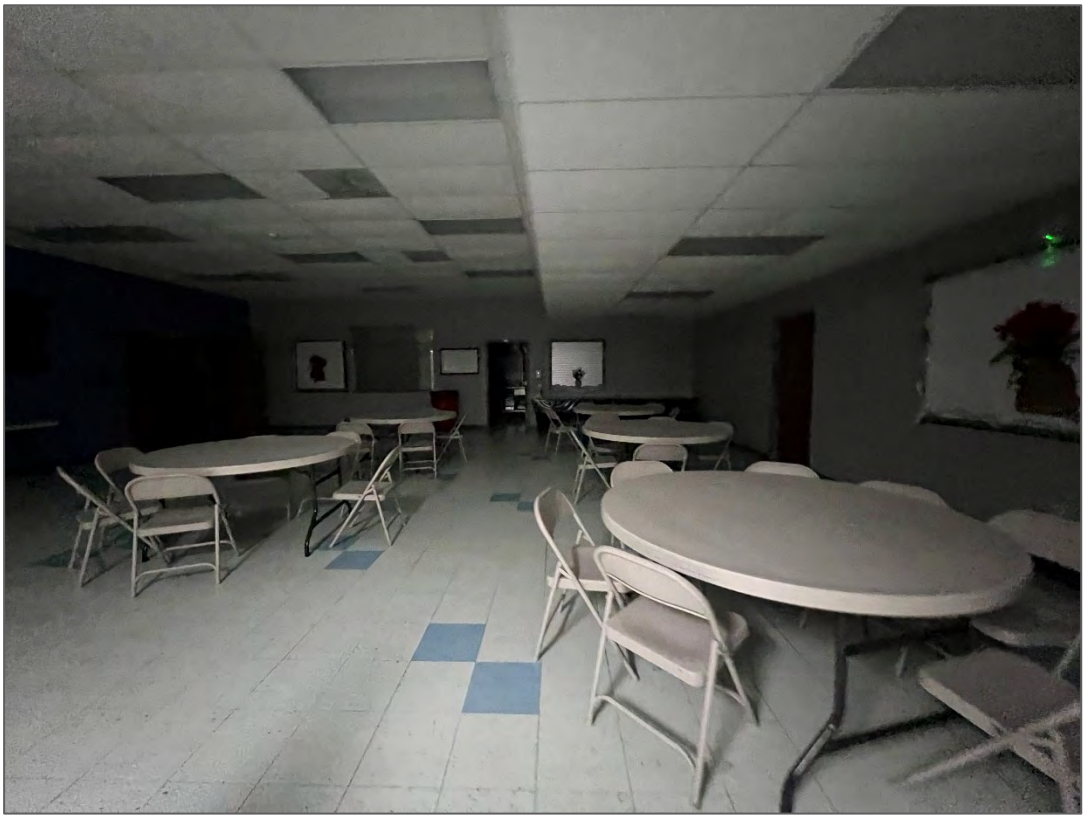
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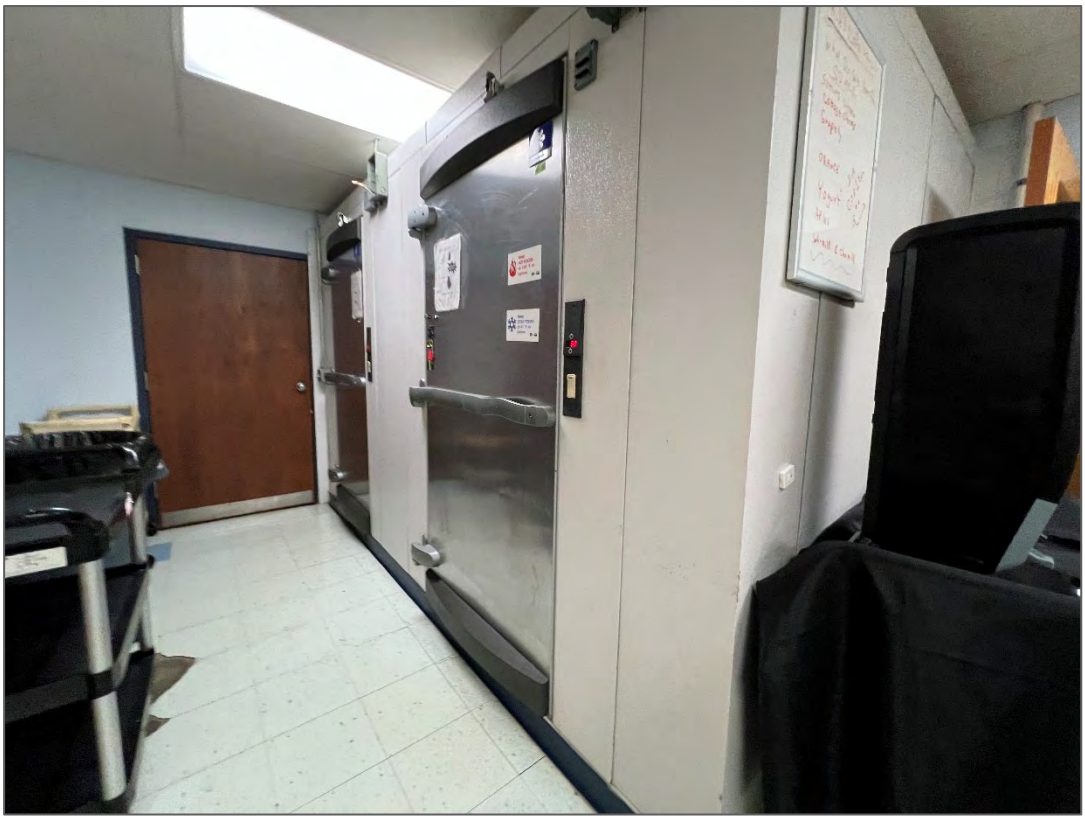
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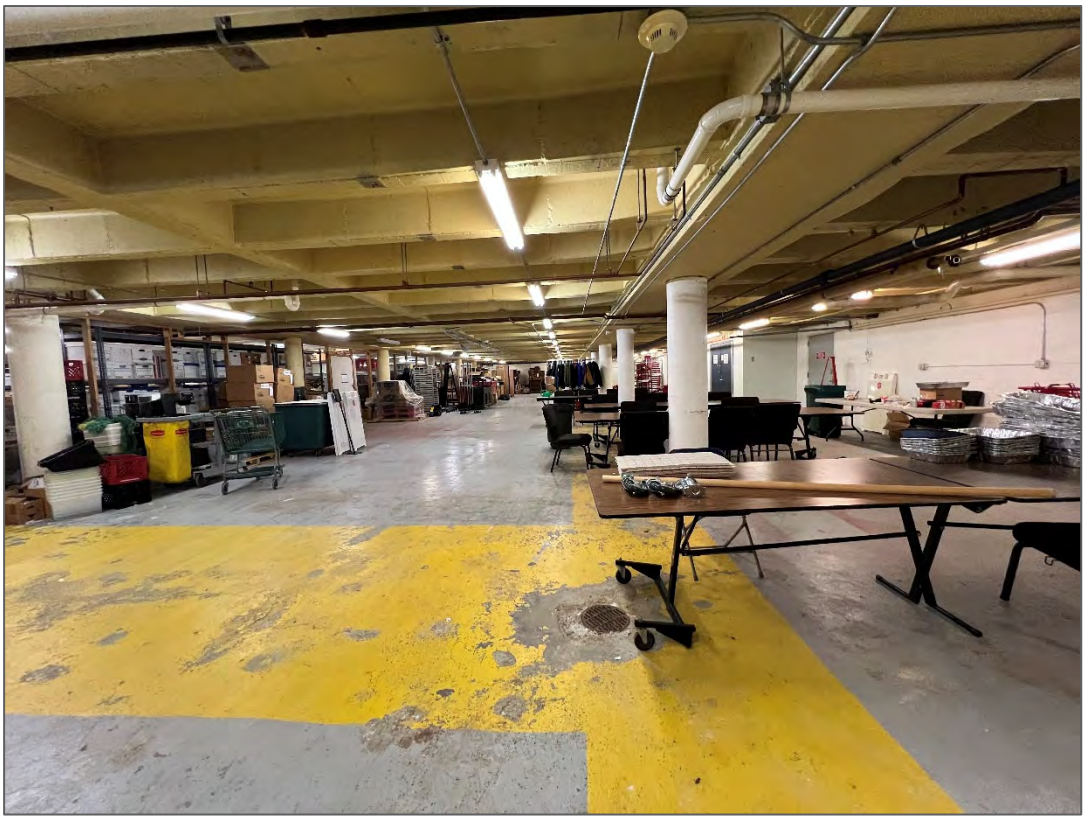
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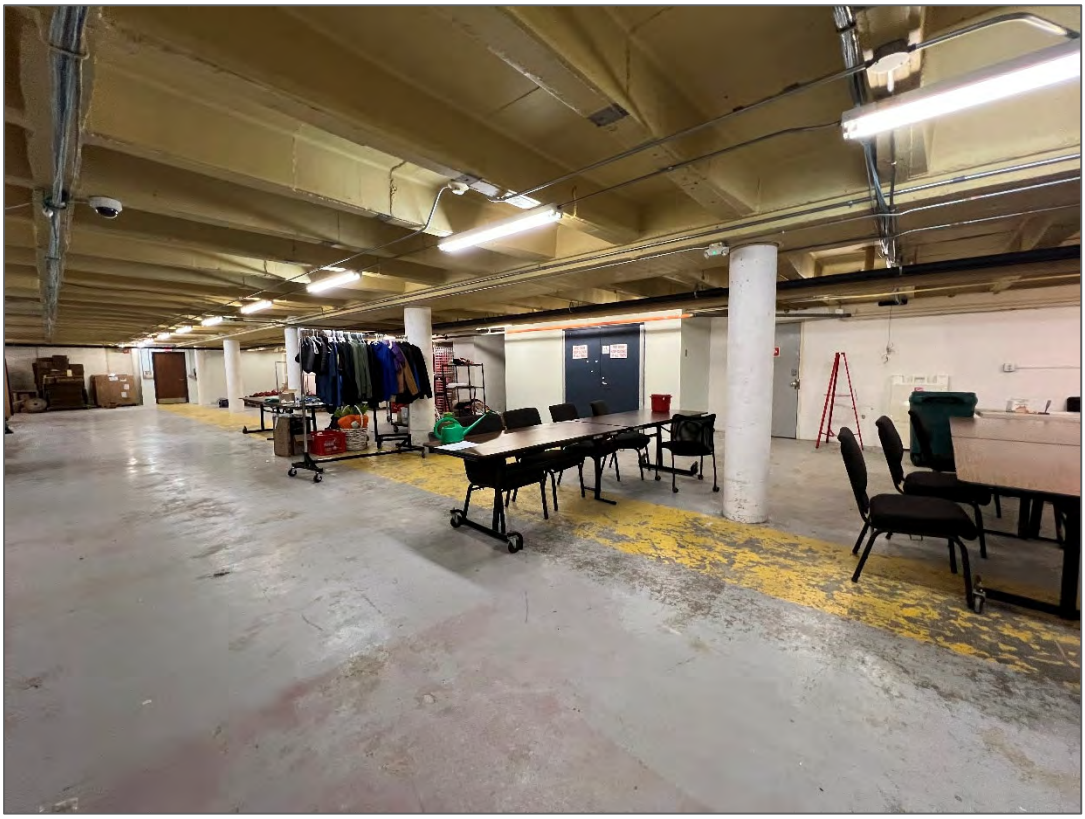
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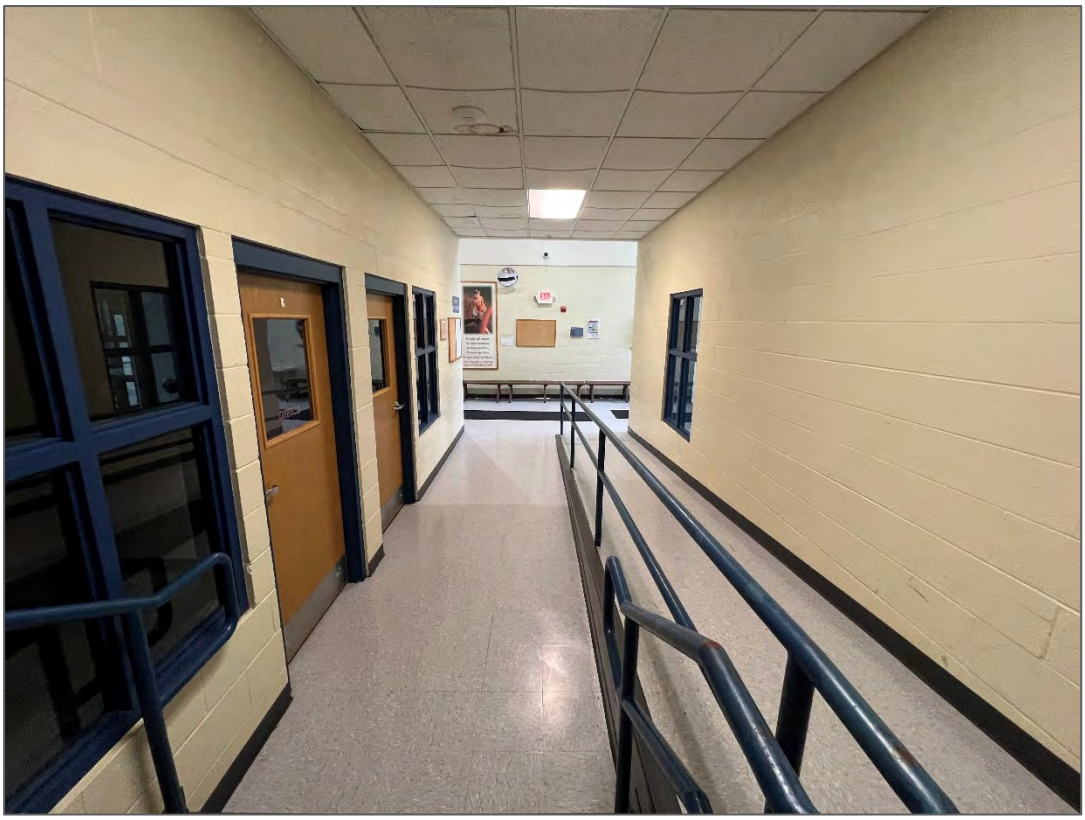
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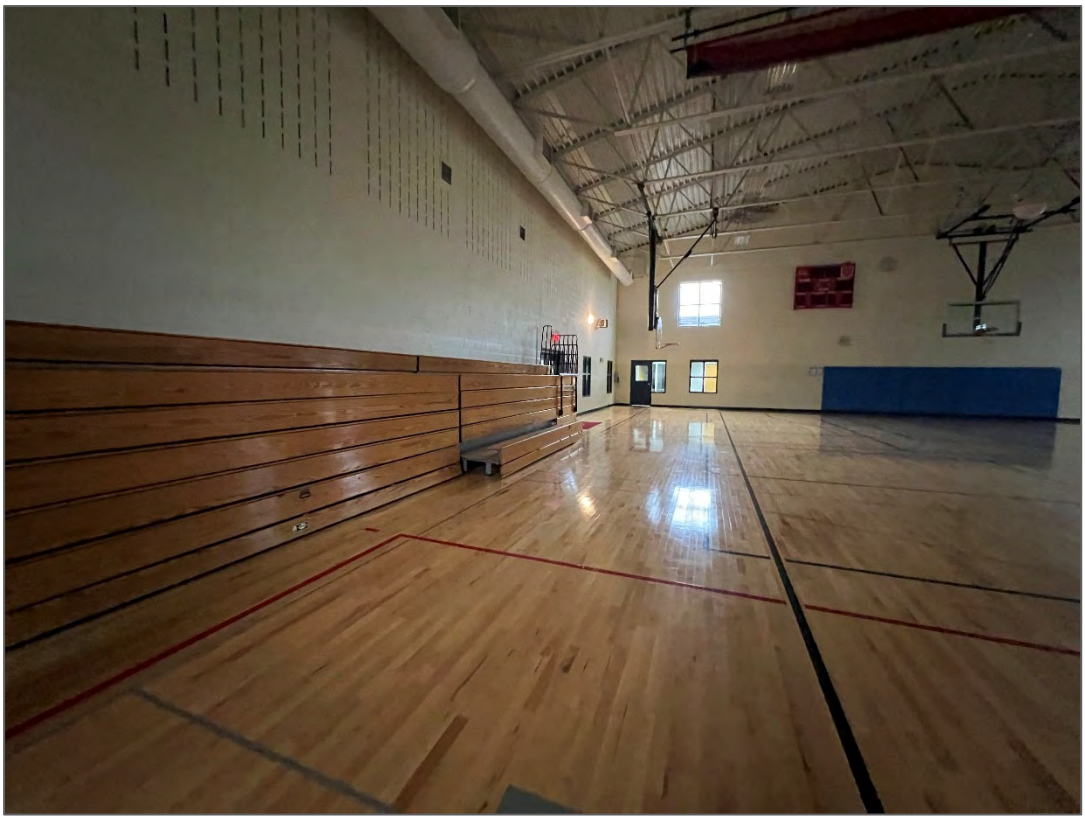
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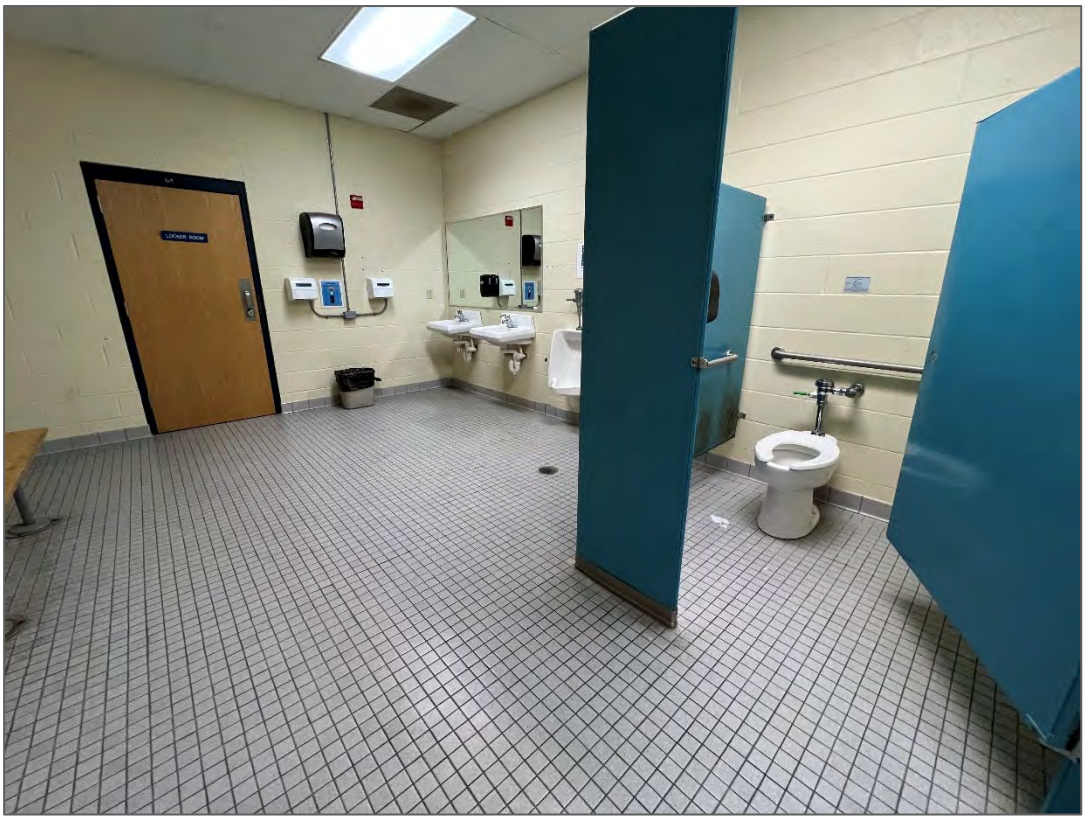
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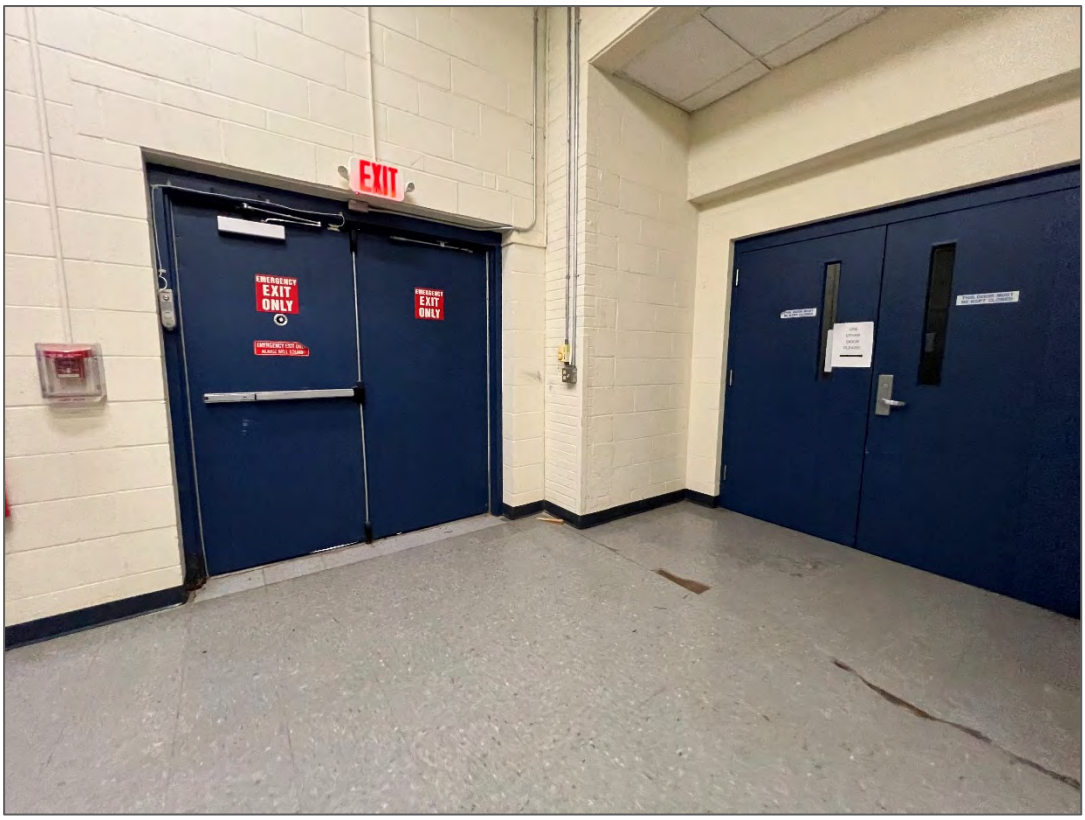
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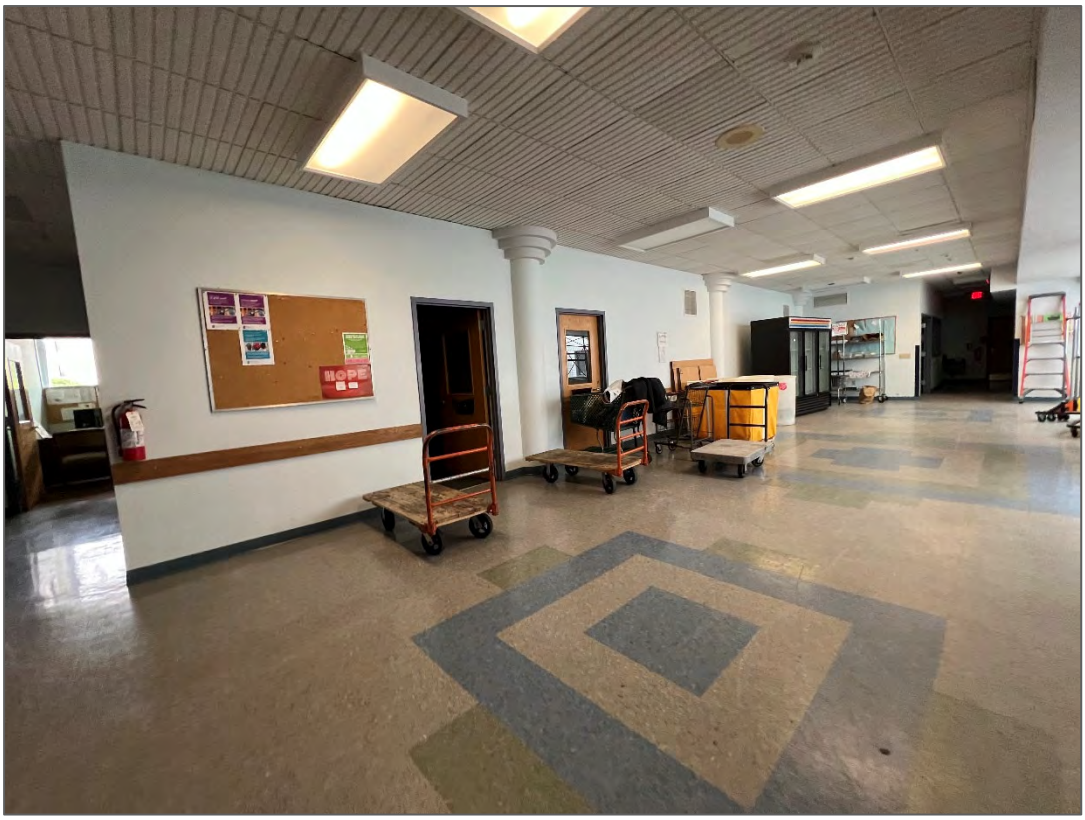
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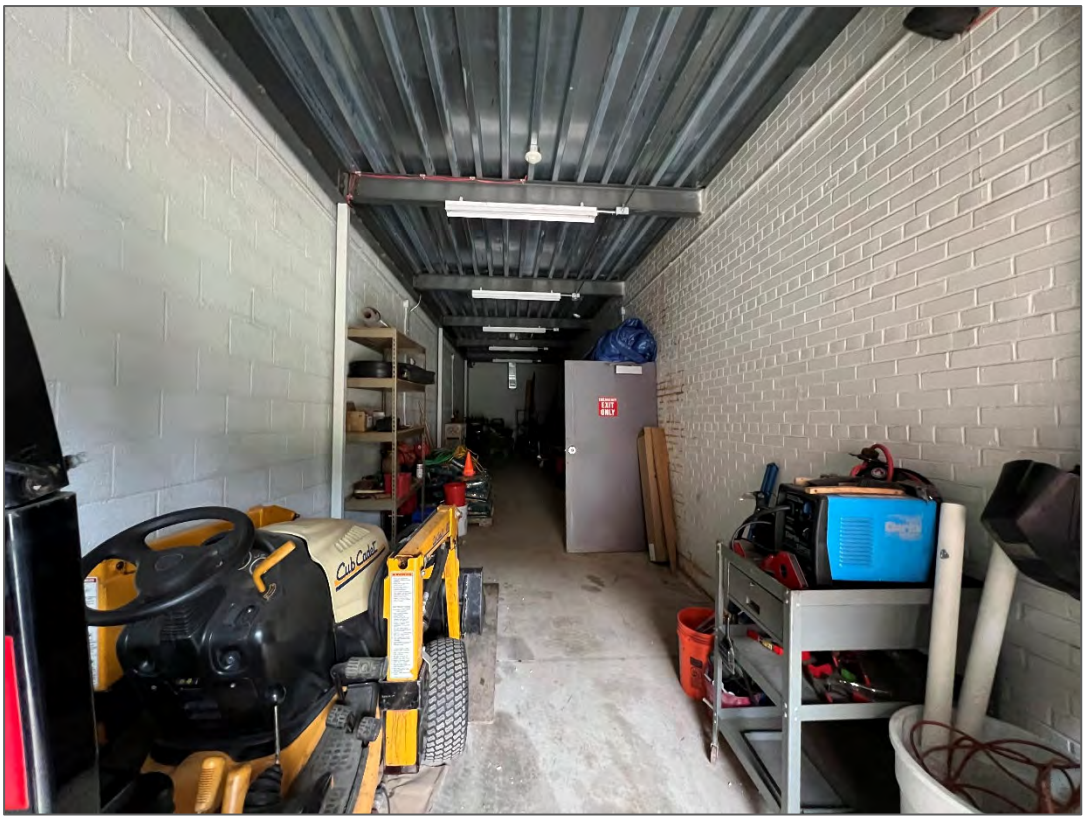
INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



STREET VIEW



STREET VIEW

SECTION II: EXECUTIVE SUMMARY

Executive Summary

Property Name: Salvation Army Office Building

Property Location: 3030 Darbo Drive, City of Madison, Dane County, Wisconsin 53714

Property Type: Class C Office Building with Gymnasium

Owner of Record: The Salvation Army

Site Description

Site Area: 112,060 square feet (2.57 acres)

Frontage: 570 feet of frontage along Darbo Drive and 305 feet of frontage along Richard Davis Lane

Zoning: CC-T, Commercial Corridor - Transition District

Floodplain: According to the Federal Emergency Management Agency (FEMA), the subject is within Zone X, a low to moderate risk flood zone.

Improvement Description

Building Area:

Building Area	Built	Square Feet
Office Building	**1962/1966/2012**	
Lower Level - Storage		5,096
Lower Level - Office		7,238
First Floor - Office		25,945
Gymnasium		12,112
Total Building Area		**50,391**
Gross Finished Building Area		**45,295**

Occupancy: 100% owner occupied

Age (Year Built): 13 to 63 years (1962/1966/2012)

Effective Age: 10 to 20 years

Construction Features: The Salvation Army Office Building was originally constructed in 1962 with addition in 1966. The Salvation Army purchased the building for owner occupancy in 1994 and completed a gymnasium addition in 2012. This facility is Class C constructed with Class C market orientation. This facility features multiple private offices, meeting rooms, commercial kitchen, game rooms, gymnasium with basketball court and fitness room. The facility includes 33,183 square feet of office space that includes 7,238 square feet of finished basement area. The gymnasium contains approximately 12,112 square feet. There is an additional 5,096 square feet of unfinished basement area utilized for storage.

This facility is constructed upon a concrete foundation and reinforced concrete slab, with steel and concrete framed structures, and brick and wood exterior facade. The roof is hip style with asphalt shingles, flat style with a rubber membrane roof, and gable style with steel coverings. Interior features include ceramic tile, vinyl tile, and carpeted flooring; painted drywall; acoustical tile ceilings with recessed fluorescent lights; wood trim and solid core doors. The building has multiple interior staircases and freight elevator serving all levels. This building is heated and cooled via forced air furnace and central air conditioning.

VALUATION ASSUMPTIONS

Highest and Best Use:

As Vacant:	Commercial Development
As Improved:	Current use as an Office Building

Interest Appraised: Fee Simple

Date of Valuation: May 28, 2025

Date of Report: July 11, 2025

Est. Marketing Period: 9 - 18 months

The Salvation Army Facility 3030 Darbo Drive, Madison, WI	
Fee Simple Market Value as of	**"As Is" 5/28/2025**
Cost Approach	
Building Improvements including Land	Not Developed
Sales Comparison Approach	
Building Improvements including Land	$3,620,000
Income Capitalization Approach	
Building Improvements including Land	$3,560,000
FINAL RECONCILED VALUE	
Building Improvements including Land	**$3,600,000**
Financial Indicators - Fee Simple	
Market Value per Sq Ft	$79.48
Effective Gross Income per Sq Ft	$7.86
Net Operating Income per Sq Ft	$6.87
Expense Ratio	12.55%
Capitalization Rate	8.75%

SECTION III: ASSIGNMENT PROCESS SUMMARY

Assignment Process Summary

In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.

For each appraisal, appraisal review, and appraisal consulting assignment an appraiser must identify the scope of work performed. Following the Scope of Work principle, the appraiser must first identify the client, the intended user(s), the intended use of the assignment results, and the type of value being developed.

Subject Property Identification

The subject property is identified as follows:

Legal Owner/History:	The current owner of the property is The Salvation Army. There have been no other sales within our five year sale history search.
Property Address:	3030 Darbo Drive, City of Madison, Dane County, Wisconsin 53714
Tax ID Number(s):	251/0710-052-1005-1
Legal Description:	A copy of the Title Insurance Policy(s) was not provided to the appraiser, therefore this report is subject to review the legal description if/when the policy becomes available.

Client Information

This appraisal report is being completed for Mr. Michael Sjogren of the Salvation Army of Dane County, 3030 Darbo Drive, Madison, Wisconsin. The Salvation Army of Dane County and/or its affiliates are the intended users of this appraisal.

Use of the Appraisal

It is our understanding this appraisal is to be used for internal decision-making purposes.

PURPOSE OF THE APPRAISAL

The purpose of this assignment is to determine the Fee Simple Market Value of the subject property in "As Is" condition.

Definitions

These terms are defined by *The Dictionary of Real Estate Appraisal,* 7th edition, as follows:

Market Value: *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus." Implicitly in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

The value conclusions reported herein assumes a "cash to seller" transaction.

Fee Simple Estate: *An absolute ownership interest unencumbered by any other interest or estate; subject to only the limitations of eminent domain, escheat, police power, and taxation.*

Leased Fee Estate: *An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of lesser or the leased fee owner and leased fee are specified by contract terms contained within the lease.*

With the exception of the leases and any deed restrictions or easements of record, the fee is assumed to be free and clear of all other liens, encumbrances, restrictions and/or defects of title. Notwithstanding the foregoing definition, encumbrances that run with the fee ownership of the property are utility easements and declarations per municipal approvals including the zoning currently in place. No additional reservations were reported. However, we recommend that a current and complete title search and survey be done on the property to determine the existence of any additional easements and encumbrances. Conditions of record and the valuation estimates contained in this report are subject to a current title search. The market values expressed and the property rights appraised are subject to these public utility easements, set back requirements, and any additional easements or encumbrances that may be determined as a result of a current title search and survey.

Exposure Time: *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale* at market value **on** the effective *date of the appraisal.*

Marketing Time: *The estimated length* of time the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a sale at market value **after** the effective date of the appraisal.

It is the appraiser's opinion the estimated marketing time and exposure time for this property would be 9 to 18 months under a Market Value scenario. This marketing time is based upon a review of similar properties in the market area, a review of statistical data from the Multiple Listing Service (MLS), and discussions with brokers knowledgeable in the marketing and sale of these types of properties.

Extraordinary Assumptions: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. There are no Extraordinary Assumptions associated with this valuation.

Hypothetical Conditions: *That which is contrary to what exists but is supposed for the purpose of the analysis.*

There are no Hypothetical Conditions associated with this valuation.

Jurisdictional Exceptions: *An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.* There are no Jurisdictional Exceptions associated with this valuation.

Dates of Value

The effective date of the "As Is" value estimate(s) is May 28, 2025, which coincides with the date of the physical inspection of the property by Kevin F. Meicher. This report date is July 11, 2025.

Disclosure of Prior Services

USPAP requires disclosure of prior services provided related to the subject property within the previous three years. We have provided previous appraisal services related to the subject property in 2023.

Scope of Work

As mentioned previously, in developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal. The appraiser must also be sure that the scope of work meets or exceeds both the expectations of the intended users and what the appraiser's peer's actions would be, as well as that their scope of work can be understood by the "general public". In preparing the appraisal, the appraiser:

- Inspected the subject site and improvements
- Reviewed and analyzed information provided by property representative(s) and public records, including the subject's site and building plans, and operating expense history
- Gathered information on comparable improved sales, comparable rents, operating expenses, and capitalization and yield rates
- Confirmed all comparable sales information with at least one of the parties of the transaction, listing or sales agent, register of deeds, and/or assessor files
- Analyzed the data and applied the sales comparison, and income capitalization approaches to estimate the "As Is" market values of the subject property; excluded the cost approach as it was not considered applicable

Appraisal Standards and Reporting Guidelines

The Uniform Standards of Professional Appraisal Practice (USPAP) allows for two individual types of reports: the Appraisal Report or the Restricted Appraisal Report. The essential difference between these two options is the content and level of information provided. The appropriate reporting option is dependent on intended use and intended users. An Appraisal Report prescribes the minimum level of reporting necessary for an assignment that has any intended user(s) in addition to the client, and for an assignment in which the client may need to understand the appraiser's rationale, or the client may not have specialized knowledge about the subject property. As this report option establishes a minimum level of information, the appraiser must decide if additional detail or explanation is required, given the intended use and intended users of the report. A Restricted Appraisal Report may not include rationale for how an appraiser arrived at his or her opinions, and conclusions may not be easily understood. In this case, any data, reasoning, and analyses not discussed in the report are retained in the appraiser's work file.

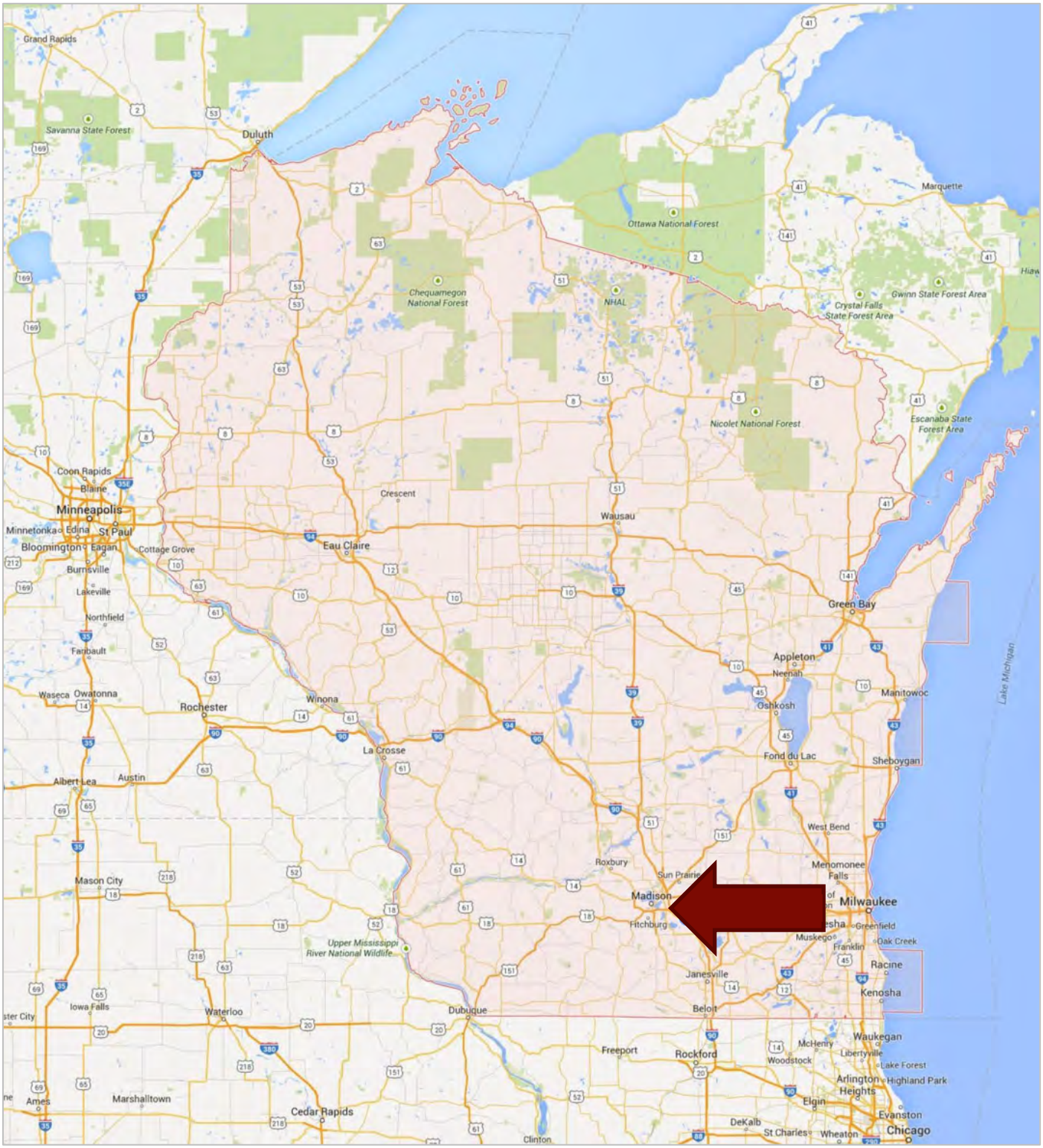
This is an Appraisal Report, subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum.

Competency Statement

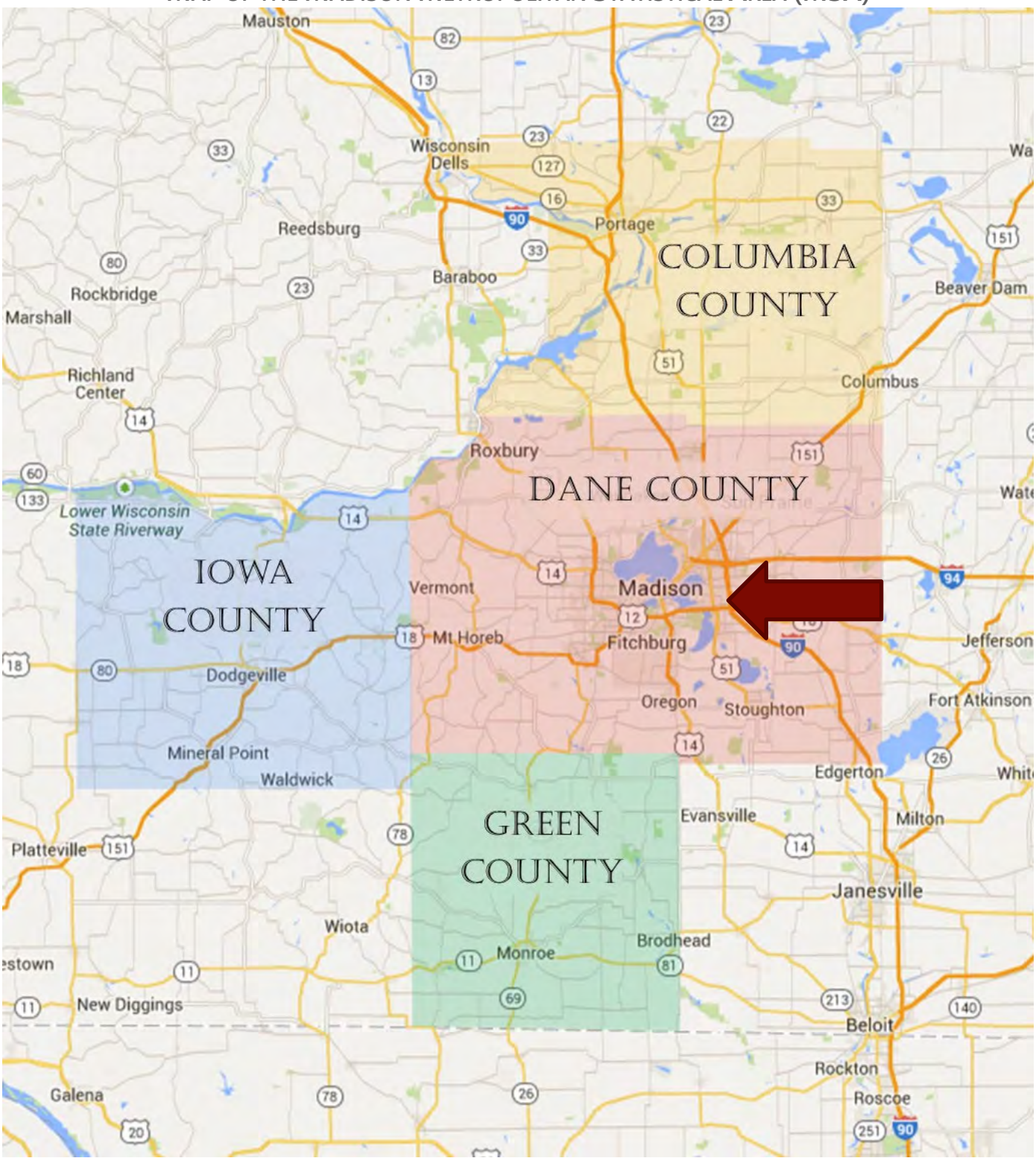
Meicher Real Estate specializes in services which include commercial real estate appraisal, brokerage, and consulting, which conform to USPAP and FIRREA guidelines. Kevin F. Meicher, a certified general appraiser with over 30 years of commercial appraisal experience, is qualified and knowledgeable in valuing these types of commercial properties, including the subject and similar properties.

SECTION IV: MARKET ANALYSIS

STATE MAP

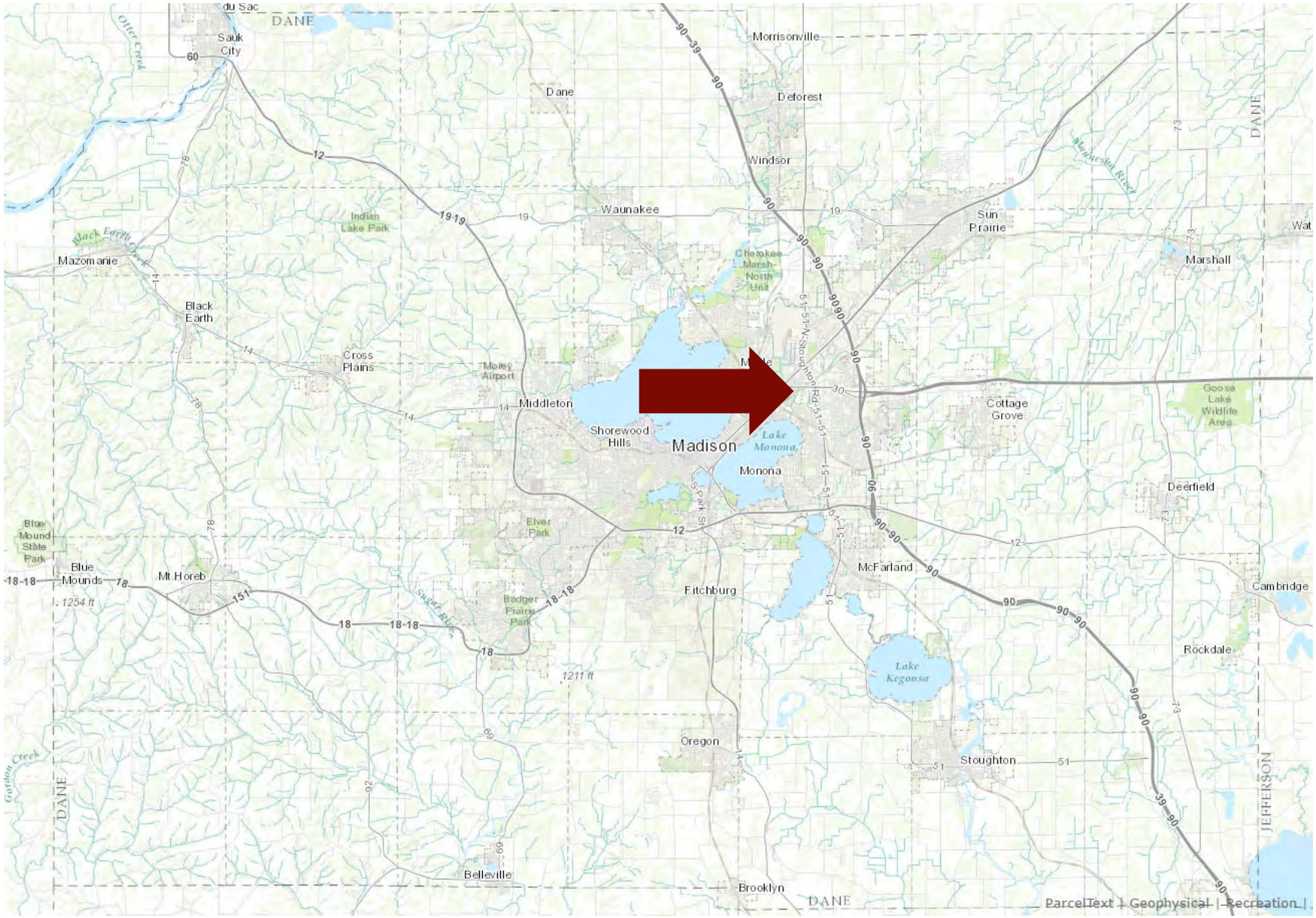

Grand Rapids
Savanna State Forest
Duluth
Marquette
Ottawa National Forest
Chequamegon National Forest
NHAL
Gwinn State Forest Area
Crystal Falls State Forest Area
Nicolet National Forest
Escanaba State Forest Area
Coon Rapids
Blaine
Minneapolis
Minnetonka
Edina
St Paul
Bloomington
Eagan
Cottage Grove
Burnsville
Lakeville
Northfield
Faribault
Crescent
Wausau
Eau Claire
Green Bay
Appleton
Neenah
Oshkosh
Manitowoc
Lake Michigan
Waseca
Owatonna
Rochester
Winona
La Crosse
Fond du Lac
Sheboygan
Albert Lea
Austin
West Bend
Roxbury
Sun Prairie
Madison
Fitchburg
Menomonee Falls
Milwaukee
Greenfield
Muskego
Oak Creek
Franklin
Racine
Kenosha
Mason City
Upper Mississippi River National Wildlife
Janesville
Beloit
Iowa Falls
Waterloo
Dubuque
Freeport
Rockford
McHenry
Woodstock
Waukegan
Libertyville
Lake Forest
Arlington Heights
Highland Park
Elgin
Evanston
Chicago
DeKalb
St Charles
Wheaton
Ames
Marshalltown
Cedar Rapids
Clinton

MAP OF THE MADISON METROPOLITAN STATISTICAL AREA (MSA)



Source: GoogleMaps.com & Meicher Real Estate

DANE COUNTY MAP

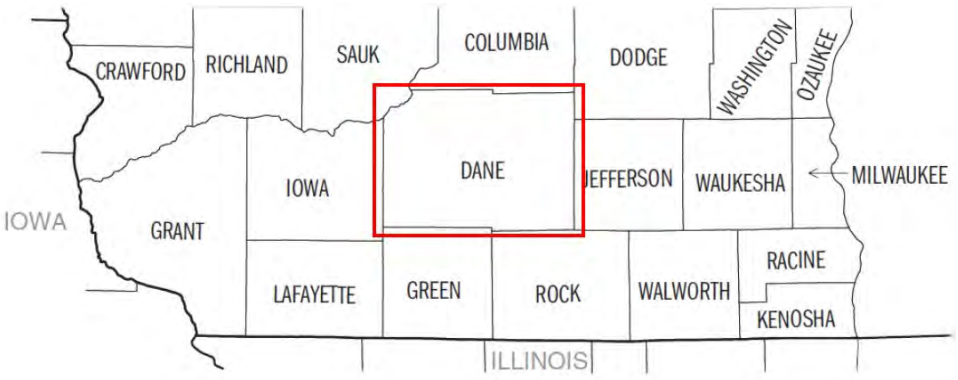


Dane County Analysis

The subject property is located within the City of Madison, Dane County, Wisconsin. Therefore, an overview of Dane County and the Madison Metropolitan Statistical Area (MSA), which this section will present, provides a basis for understanding the area dynamics insofar as they might affect the subject property.

Location and Linkages

Dane County is located in south-central Wisconsin, covering about 1,200 square miles and comprising over 60 municipalities. It is bordered by Columbia, Dodge, Jefferson, Rock, Green, Iowa, and Sauk counties and features more than 35 lakes along with 489 miles of streams and rivers—including the Wisconsin and Rock Rivers. As the second most populous county in the state (after Milwaukee County), it is anchored by the City of Madison, which is both the county seat and the state capitol. The Madison Metropolitan Statistical Area, which includes Columbia, Dane, Green, and Iowa counties, benefits from Madison's central location relative to major cities such as Janesville (45 miles north), Wisconsin Dells (55 miles south), Milwaukee (75 miles west), Rockford, IL (75 miles north), Dubuque, IA (90 miles northeast), and others.



Madison is well connected through a comprehensive network of federal and state highways, including Interstates 39, 90, and 94, and U.S. Highways 12, 14, 18, 51, and 151, which link the city to key regional markets. However, automobile access in the city is considered average; the densely developed Isthmus between Lakes Mendota and Monona (with construction dating back to the mid-1800s) often causes congestion for east-west traffic. To alleviate this, the Beltline Highway (Highway 12) was built to encircle the city along its eastern, southern, and western edges, providing a more efficient route for peripheral traffic.

Madison's public transportation system is robust, with a city-owned bus service that is nationally recognized for its high seat-miles per capita, and six inter-city bus lines that offer daily service to major cities across Wisconsin and the Midwest. Rail freight services are provided by operators such as the Union Pacific Railroad, Soo/Milwaukee Railroad, and Wisconsin & Southern Railroad, while Amtrak passenger service is accessible via the Amtrak Thruway Bus from Columbus, 30 miles away. Additionally, Dane County Regional Airport/Truax Field, the second-largest commercial airport in Wisconsin, offers approximately 100 daily flights served by five major air carriers, handling around 1.6 million passengers annually and supporting international trade through its designated Foreign Trade Zone.

Population

Population is a primary indicator of an area's demographic and economic trends, therefore an analysis of the past and projected population trends within the area provides a guide to understanding the market.

As mentioned previously, Dane County is the second most populous county in Wisconsin, smaller only than Milwaukee County, and it continues to experience high growth rates. From 2010 to 2020, the population of Dane County increased by 15% of the population, significantly higher than the statewide total of 3.6%. Most of the surrounding counties also saw population increases, including Sauk (6.1%), Rock (2.1%), Jefferson (1.5%) and Columbia (2.9%) while Green, Iowa and Dodge counties saw growth rates under 1.0%.

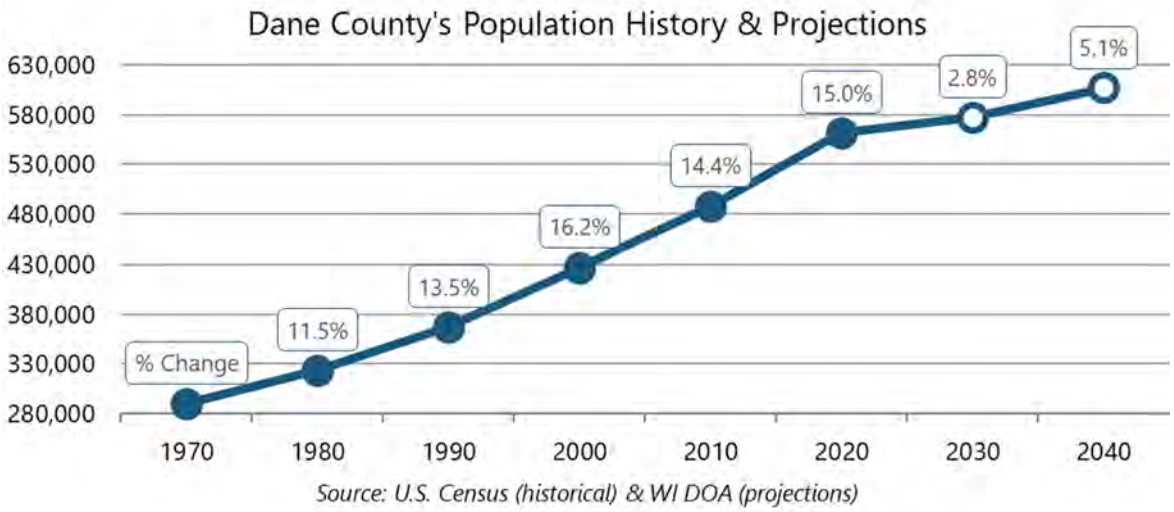
Population	2010 Census	2020 Census	% Change
United States	308,745,538	331,449,281	7.4%
Wisconsin	5,686,986	5,893,718	3.6%
Dane County	488,073	561,504	15.0%
City of Madison	233,209	269,840	15.7%
City of Sun Prairie	29,364	35,967	22.5%
City of Fitchburg	25,260	29,609	17.2%
City of Middleton	17,442	21,827	25.1%
City of Stoughton	12,611	13,173	4.5%

Source: U.S. Census

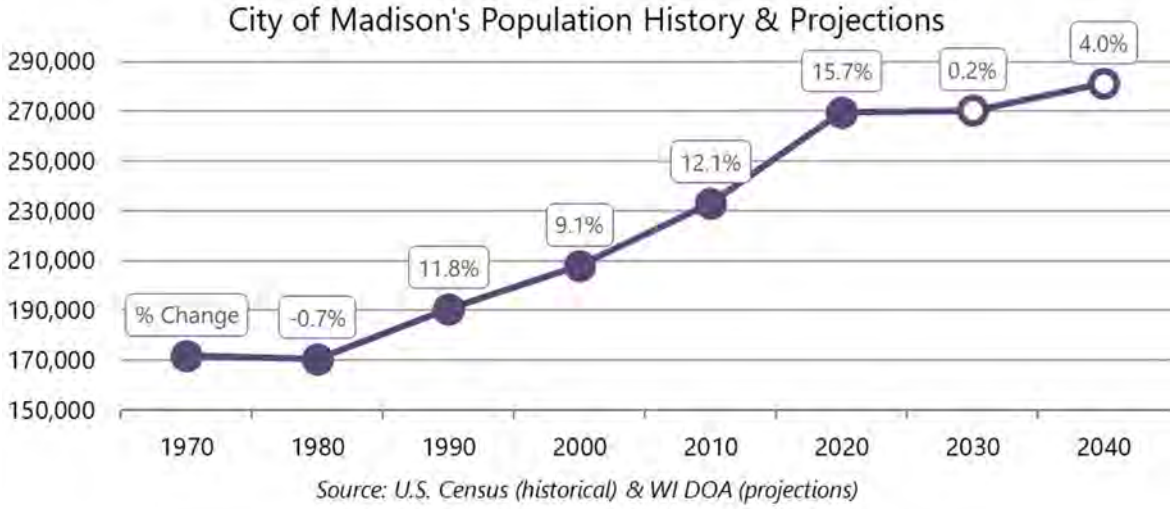
Nearly half of the county's population is located within the City of Madison, although the fastest growing municipalities included the City of Middleton (+25.1%), and the City of Sun Prairie

(+22.5%). Aside from the capitol, the county's largest municipalities include the cities of Sun Prairie, Fitchburg, and Middleton, each of which is considered a suburb of Madison.

The following graphs display the population history and projections for Dane County and the City of Madison.



Source: U.S. Census (historical) & WI DOA (projections)

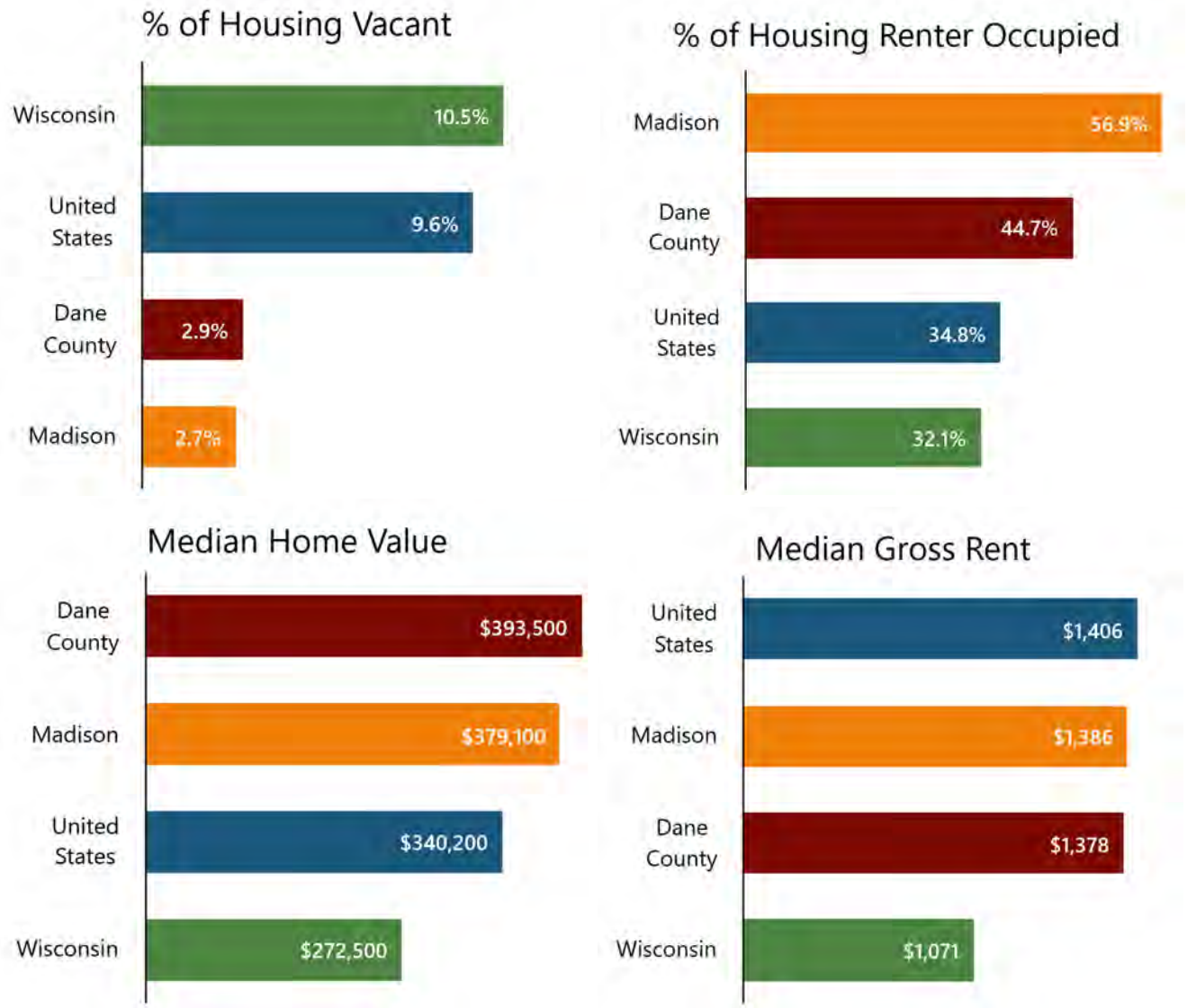


Source: U.S. Census (historical) & WI DOA (projections)

Dane County has led population growth in the past four decades, reaching 651,504 residents in 2020, a 15% increase, while Madison grew by 15.7% to 269,840, indicating growth outside the city. The Wisconsin Department of Administration projects under 3% growth for the county and under 1% for Madison over the next two decades. Statewide population growth has been declining due to migration, an aging population, and lower birth rates, with rural areas experiencing the most loss while urban areas see some growth.

Residential Market

The U.S. Census Bureau conducts the American Community Survey (ACS) for information between Census years. According to survey data from 2023, the most recent year available, the City of Madison and Dane County have extremely low residential vacancy rates at 2.7% and 2.9% respectively, compared to 10.5% statewide. Approximately 56.9% of the city's housing is renter occupied, much higher than the county or state, primarily due to the presence of the UW-Madison campus. The median home value in Dane County is $393,500, higher than the City of Madison median of $379,100 and higher than the statewide median of $272,500. However, the median gross rent (including utilities) in the City of Madison of $1,386 is higher than the countywide median of $1,378, both of which are significantly higher than the statewide median of $1,071.

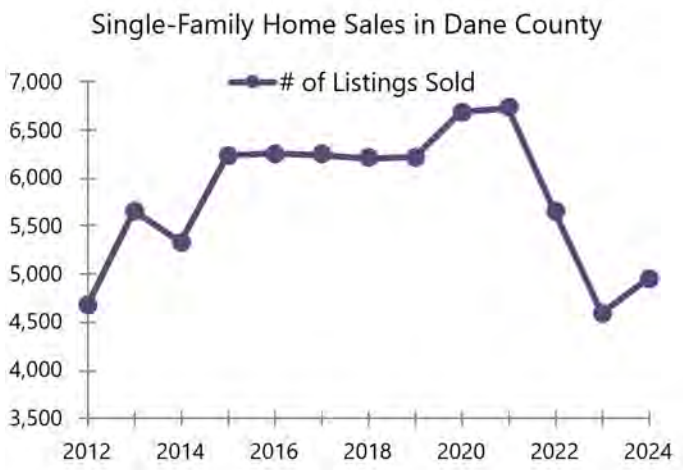


Source: 2023 American Community Survey 1-Year Estimates

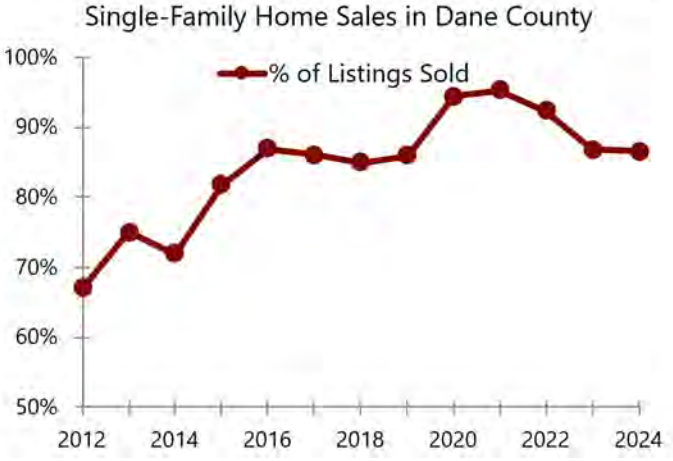
Single-Family Home Sales

The South Central Wisconsin Multiple Listing Service (MLS) provides more detailed statistics on single-family home sales within Dane County, although this data includes homes that have sold through MLS only; it does not include homes that were sold directly by owners or builders, including new construction contracts.

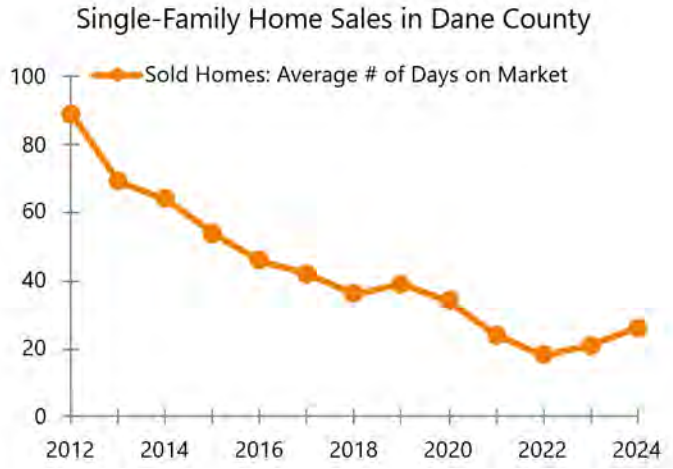
The number of sales within Dane County has been increasing since bottoming out in 2011 when only 3,725 sales occurred. By 2013 the market reached pre-recession levels, and following a slight dip in 2014 total sales skyrocketed to over 6,000 annually from 2015 to 2021. However, in 2022 and 2023 the number of home sales decreased to 5,645 and 4,593 respectively. In 2024 there was a slight increase in home sales up to 4,955.



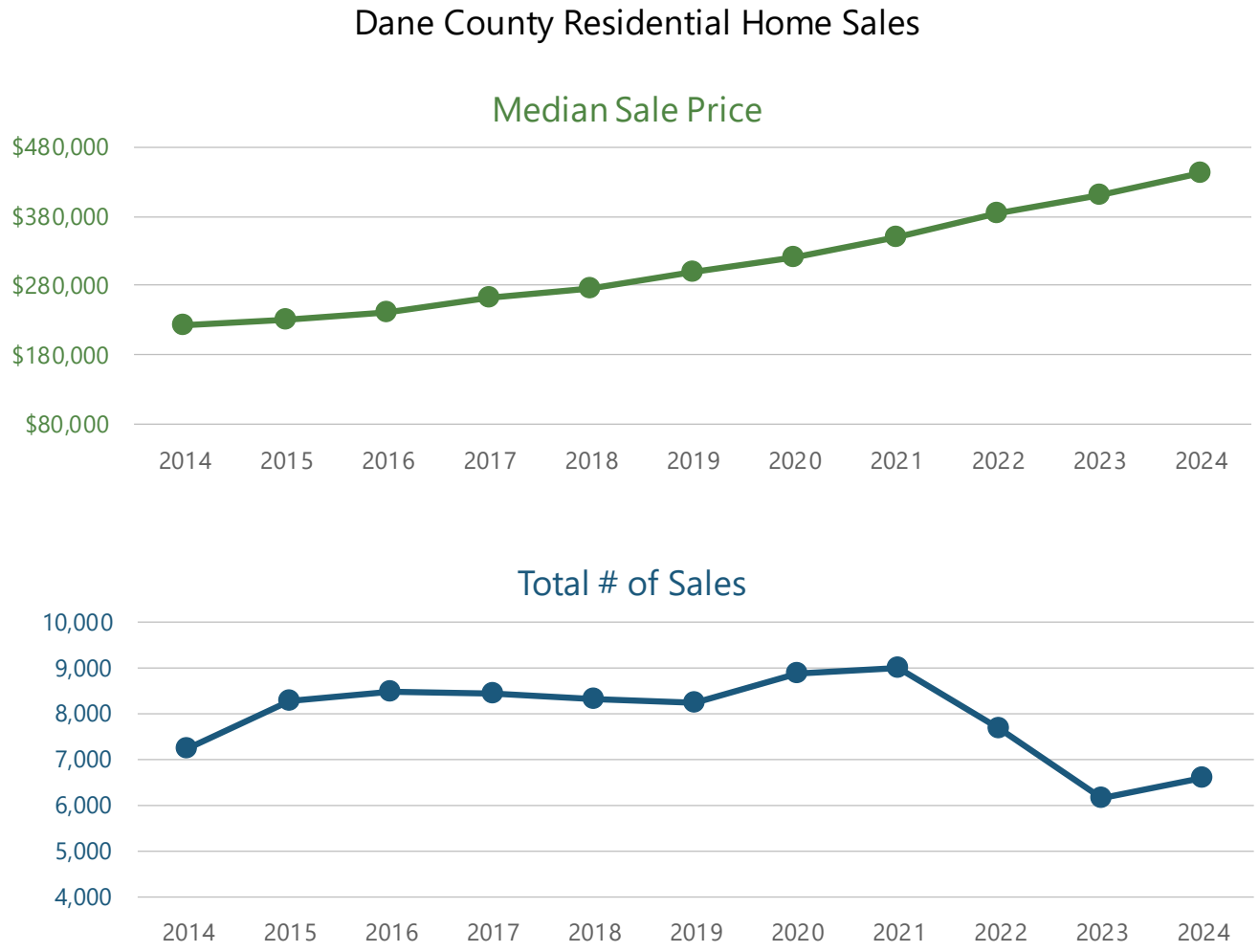
The percentage of all listings which sold has followed a similar trend, even surpassing the pre-recession levels during the past five years. In 2024, a total of 5,728 homes were listed for sale, of which 87% were sold, which has been near average for the past 10 years.



Of the listings that sold, the average number of days the home was listed on the market had been increasing each year until peaking at 94 days during 2011. The following years have recorded significant decreases, with the average at only 26 days in 2024.

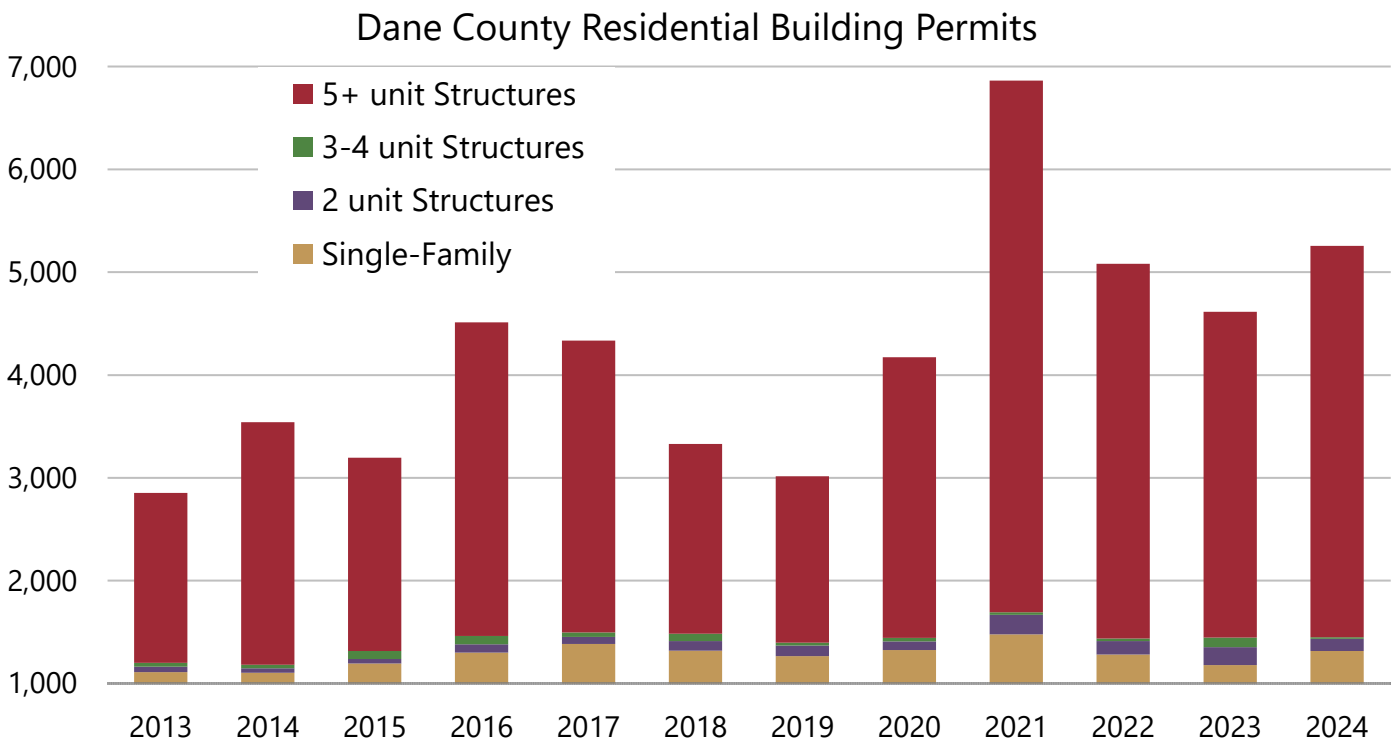


According to the Wisconsin REALTORS Association, the statewide median sale price finally surpassed pre-recession levels in 2016, reaching $163,450, while the total number of sales that occurred in 2016, at 82,804, is significantly higher than pre-recession years. The following charts display the annual number of home sales and the median sale price in Dane County. As shown, the average home sale price in Dane County dropped to a low of $198,439 in 2012, with the average sales price has gradually increasing each year. The average sales price in 2024 was $443,000. The number of sales dropped following the recession, from nearly 6,797 sales in 2007 to only 4,833 sales in 2011. However, since 2013 the number of sales reached pre-recession levels. The total number of sales in 2024 was 6,574.



New Development

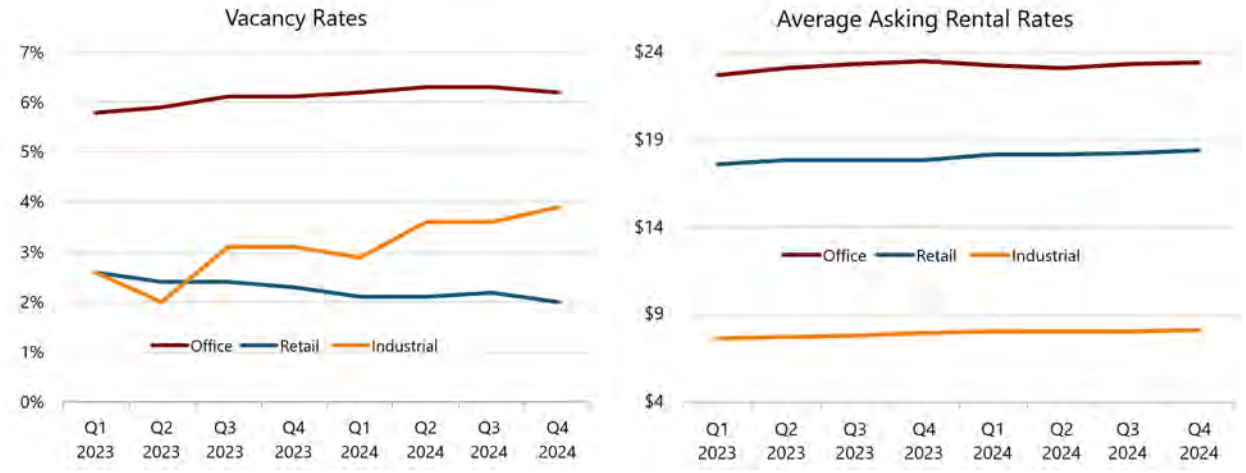
A review of the number of new residential building permits issued each year provides another indication of local market trends, including in the multi-family sector. The following chart illustrates of the number of construction permits issued for residential structures (single family and multi-family, including condominiums) in Dane County per the SOCDS (State of the Cities Data System).



Since the mid-1990s residential construction within Dane County steadily increased each year until peaking in 2003 when permits were issued for 5,400 units, nearly half of which were multi-family. New construction declined in the following years due to an oversupply within the market which was compounded by the recession in 2009. From 2006 to 2010, year-over-year decreases averaged 25%. In the years since, multi-family construction has recovered significantly, while single family construction has remained low. While just under half of all residential building permits issued within Dane County during the past ten years were for projects located within the City of Madison, 62% of the county's multi-family units were built in the city. In 2024, there was a total of 5,255 units with approximately 3,938 multi-family units.

Commercial Real Estate

Surveys of the local office, retail and industrial markets are published by the research firm CoStar. This data includes vacancy and rental rates for properties in the Madison Metro area, which are summarized in the following charts.



Source: CoStar Reports

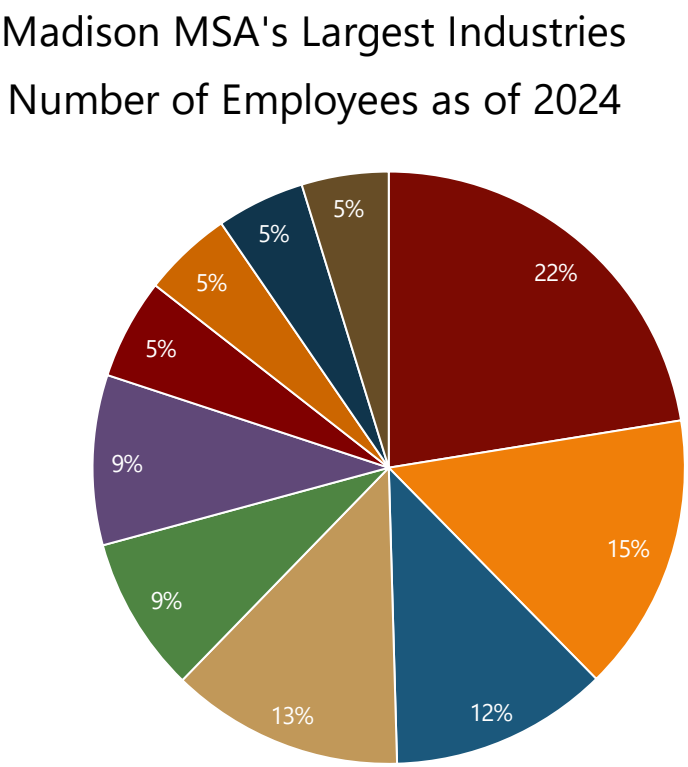
The Dane County office market's overall vacancies have been relatively consistent during the past three years. Office vacancy averaged 6.0% during the past three years, and in 2024 the average office vacancy was 6.3%. Asking rents (on Gross terms) have gradually fluctuated during the same period, averaging $22.98 during the past three years and $23.28 during 2024

According to the CoStar survey data, the industrial vacancy rate has been gradually increasing during the past three years, from 2.6% at the beginning of 2023, to a high 3.9% in the fourth quarter of 2024. Rental rates have also gradually increased in the last three years, increasing from $7.06 per square foot in the first quarter of 2022 to $8.14 per square foot in the fourth quarter of 2024 (on NNN terms).

The local retail market has also been fluctuating during the last three years as vacancies have ranged from 2.0% to 3.7%. The average asking lease rate (on NNN terms) at the beginning of 2023was $17.58 per square foot, compared to $18.41 at the end of 2024.

Employment

The following chart displays Bureau of Laboratory Statistics data for the Madison Metropolitan Statistical Area, which includes the counties of Columbia, Dane, Iowa and Green.



Industry	# of Employees (2024)	% Growth (2023-2024)
Government	96,500	1.4%
Trade, Transportation, and Utilities	65,300	-0.9%
Professional and Business Services	51,200	-1.7%
Education and Health Services	54,700	2.8%
Leisure and Hospitality	36,600	-3.2%
Manufacturing	39,900	1.8%
Financial Activities	23,600	-3.3%
Other Services	21,000	1.9%
Information	20,700	-3.7%
Mining, Logging, and Construction	20,400	1.5%
Total	**429,900**	**0.0%**

Source: Bureau of Labor Statistics (BLS)

The public sector accounts for a significant percentage of employment in the Madison Metropolitan Statistical Area. Nearly 22% of non-farm employees worked for the government in 2024. Employers include the State, County, and City governments.

The education industry also thrives in this area, due to the University of Wisconsin-Madison and the Madison Metropolitan School District. Research activity on the University of Wisconsin-Madison campus is a major stimulus for growth in high-tech industries. The University maintains numerous resources for businesses interested in accessing research facilities and programs. Grants, venture capital, and loans are available to help businesses further their research and development goals. Research is taking place in the fields of medicine, genetic engineering, robotics, highway planning, agriculture, aviation and aeronautics, and zoology, among others.

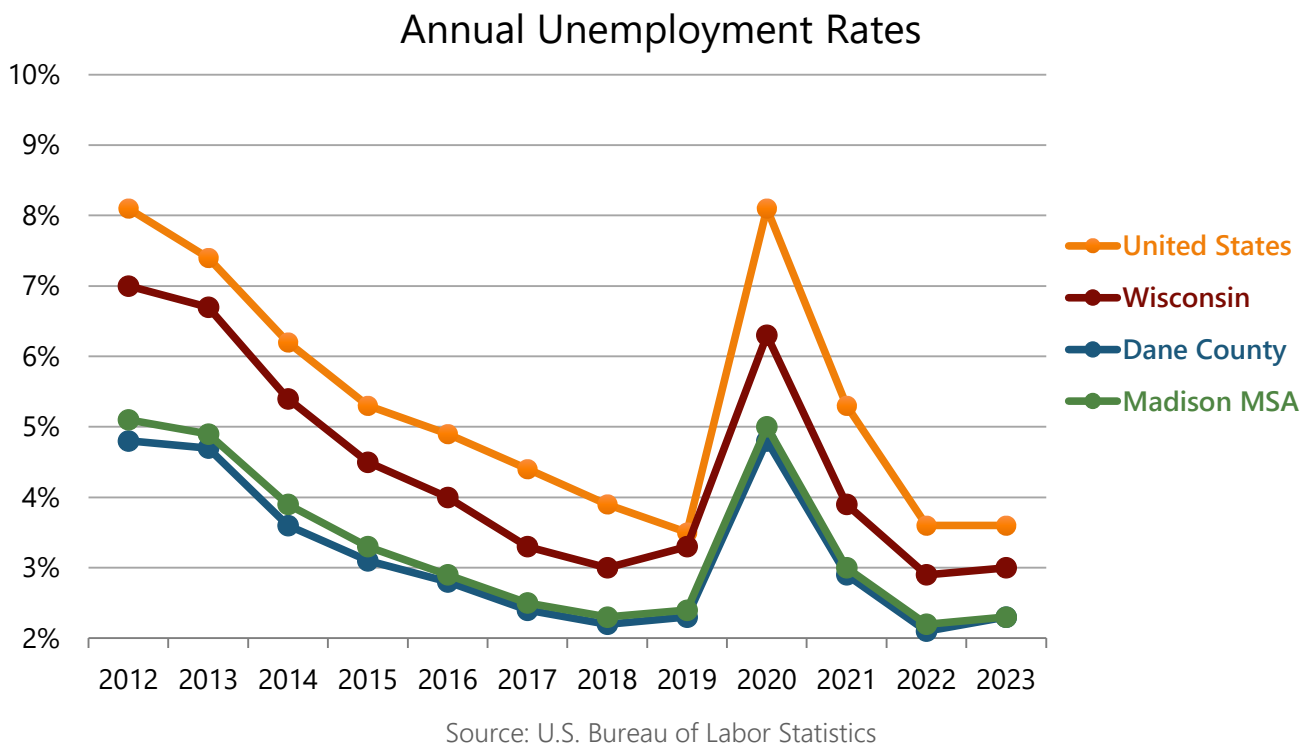
Hospitals are also one of the Madison Metropolitan Statistical Area's top industries, with UW Hospital and Clinics, Dean Health Systems, Meriter Health Services, and St. Mary's Hospital each within the top 25 largest employers in the county. During the last ten years, the Education and Health Services industry has grown by nearly 23%.

High-tech companies have also grown rapidly in the area, more than doubling since 1990. From 2006 to 2015 alone the industry grew by an astonishing 64%. Companies specializing in high-tech industry are playing an increasing role in the Madison area economy. Biotechnology, medical / biomedical researchers, microelectronics software and other computer-related firms dominate Dane County's research community.

Overall, the Madison Metropolitan Statistical Area is not considered to be reliant on any one industry, therefore the economy would not be vulnerable to a slump in any particular segment.

Unemployment

The following chart displays the average unemployment rate each year during the last decade for the United States, the State of Wisconsin, Dane County, and the Madison Metropolitan Statistical Area (MSA). As shown, Dane County and the Madison metropolitan statistical areas continually average much lower than the state of Wisconsin. This is mainly due to the fact that the Madison area offers a wide opportunity for stable employment through the university system and the state government headquarters. Unemployment rates have been steadily decreasing since the peaks in 2009 and 2010. In 2019, the Madison MSA unemployment was at 2.5%, while Dane County was 2.4%, both less than the State of Wisconsin, which was at 3.3%. In, 2020, all regions unemployment rates increased significantly due to the COVID-19 pandemic. During 2023 the Madison MSA unemployment rate decreased to 2.3%, while Dane County decreased to 2.3% compared to the State of Wisconsin at 3.0%.



Source: U.S. Bureau of Labor Statistics

Agriculture

Agriculture plays a large role in the area's economy. Close to one-sixth of all farms in Wisconsin are in the Greater Madison trade area. Diversified farming contributes greatly to Madison's stability and continued prosperity. Dane County is ranked among the top ten counties in the nation in value of farm products. Leading agricultural products are corn, alfalfa, tobacco, oats, eggs, cattle, hogs, and dairy products.

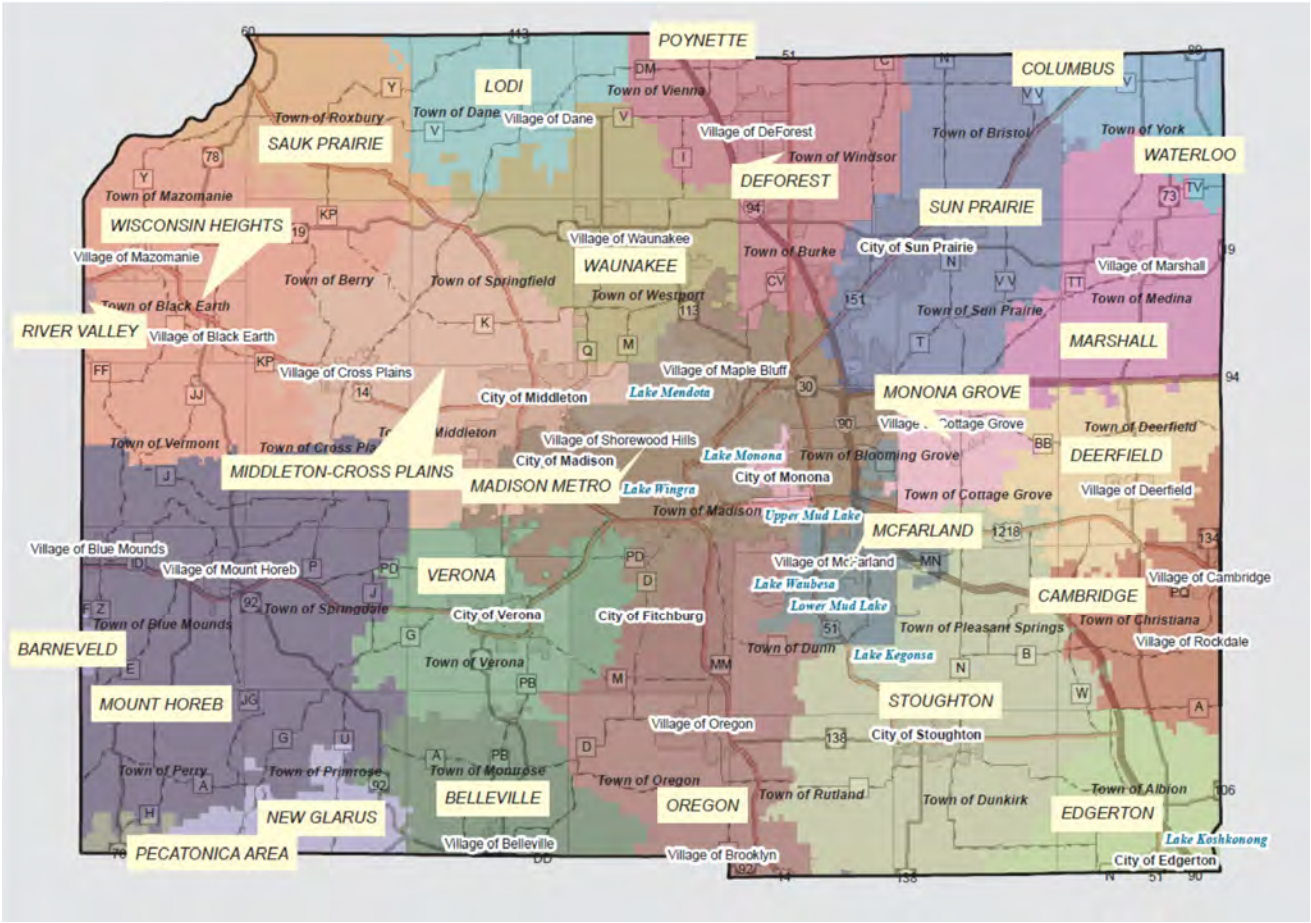
Dane County is considered to be an intensively farmed agricultural area and ranks second in the state in terms of the value of agricultural products sold. Dairy products are the most profitable commodities in Dane County's agricultural sector. Madison is currently making excellent progress toward its goal of becoming the center for the world dairy industry.

Other

Education

Sixteen public school districts and 22 private schools serve more than 80,000 students in Dane County. The Madison Metropolitan School District is the largest in the county with an enrollment of 25,237 students for the 2023-2024 school year.

Map of Dane County School Districts



Source: Dane County Comprehensive Plan

The University of Wisconsin-Madison is consistently ranked in the top ten of the nation's educational institutions. The University of Wisconsin-Madison is the flagship of the state's university system and plays a major role in both Madison and Dane County. It is a major employer in the area, and it attracts over 40,000 students in its undergraduate, graduate, and specialty schools. The University also attracts businesses and capital with its research in science and engineering.

Madison is also the home of other important state educational programs. Madison Area Technical College (MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for over 30,000 people.

Government

Dane County is governed by the County Board which has 37 supervisors and a county executive. The county also has more than 55 committees, boards, and commissions to address countywide issues. The county's largest responsibilities are building and maintaining highways and operating welfare programs.

City government is directed by the mayor, who is the chief executive officer of the city, and by the common council which has 20 elected alder persons. The City of Madison has over 60 committees, boards, and commissions to assist in the decision-making processes. The City of Madison offers a full-service government with full time police and fire protection.

Recreational and Cultural

Dane County and the City of Madison have over 10,800 acres dedicated for public use. The focal point of recreational activities in the Madison area are centered around sporting and cultural functions related to the University of Wisconsin-Madison and the chain of lakes inter-connected by the Yahara River. These lakes include Mendota, Monona, Waubesa, Kegonsa, and Upper and Lower Mud lakes. Other recreational facilities in Dane County include 16 public golf courses, 123 camping sites, 46 miles of hiking trails, over 150 miles of bike trails, public hunting grounds, snowmobile trails, skiing facilities, and approximately 35 area lakes.

Summary

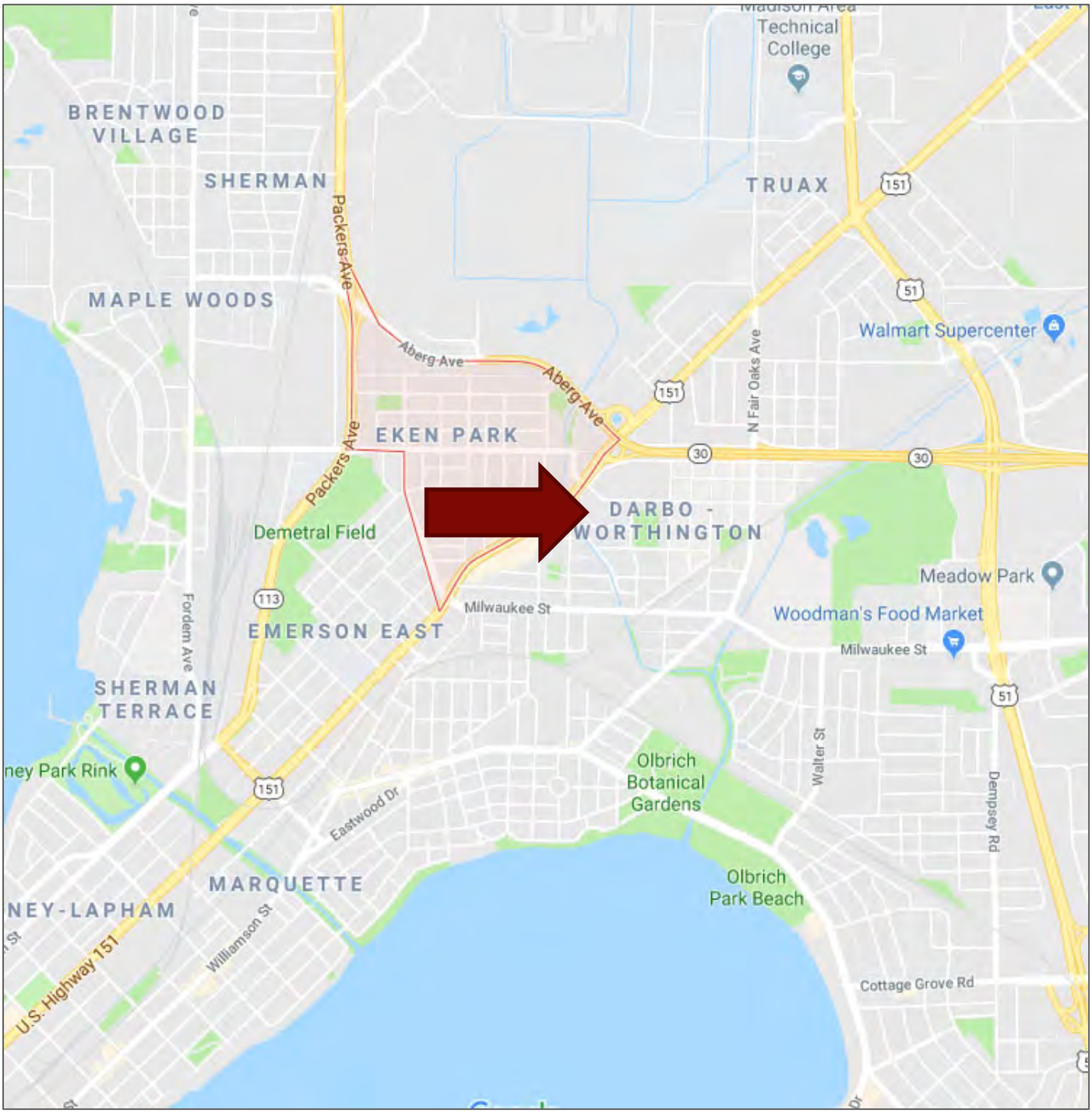
The City of Madison and the Dane County area have historically been regarded as having a high quality of life and stable economic base. The area's strong economy, employment base, governmental influence, and stable housing market are all indicators of a strong and healthy local economy.

The Madison area is home to the state's capitol, the University of Wisconsin, and many large businesses that have created a diversified economy. Overall, the area is not reliant to any one industry and would not be affected by a slump in any particular segment. The highly educated population is continuing its steady growth. Madison's generally strong economy has had a positive effect on its real estate market. Overall, the long-term prospects for this area and its real estate market conditions are positive.

Also, the City of Madison has long been recognized in several nationally published newspapers and magazines. From being the "Safest Mid-sized City in America" to the "Top Farmers Market in America", the City of Madison continues to be a popular relocation city for young families. As the residential and commercial markets continue to grow within the City of Madison and its surrounding communities, the City has been recognized as one of the "Hottest Cities for House Hunting", as well as receiving high regard for its constant support of its small businesses.

Madison and Dane County's strong economies have had a positive effect on the real estate market as a whole. Data on single-family home sales from the WRA indicates a strong housing market with median sale prices and the number of sales reaching pre-recession levels. Occupancy levels for commercial properties are typically considered to be strong, with market rent levels being stable to increasing.

Market Area Map



Market Area Analysis

Introduction

The subject property is located Darbo Drive and near the Eken Park Neighborhood on the near east side of the City of Madison. The Eken Park Neighborhood is bounded by Aberg Avenue to the north and east, East Washington Avenue to the south, and Packers Avenue and North Street to the west. This section will discuss the neighborhood as well as development within the surrounding area to provide an understanding of the subject property's market.

East Washington Avenue (Highway 151) is one of the city's primary travel corridors. It runs northeast from downtown Madison centrally through the Isthmus to the city's eastern edge and the City of Sun Prairie. East Washington Avenue intersects with Aberg Avenue (State Highway 30), Stoughton Road (U.S. Highway 51) and Interstate Highway 39/90/94.

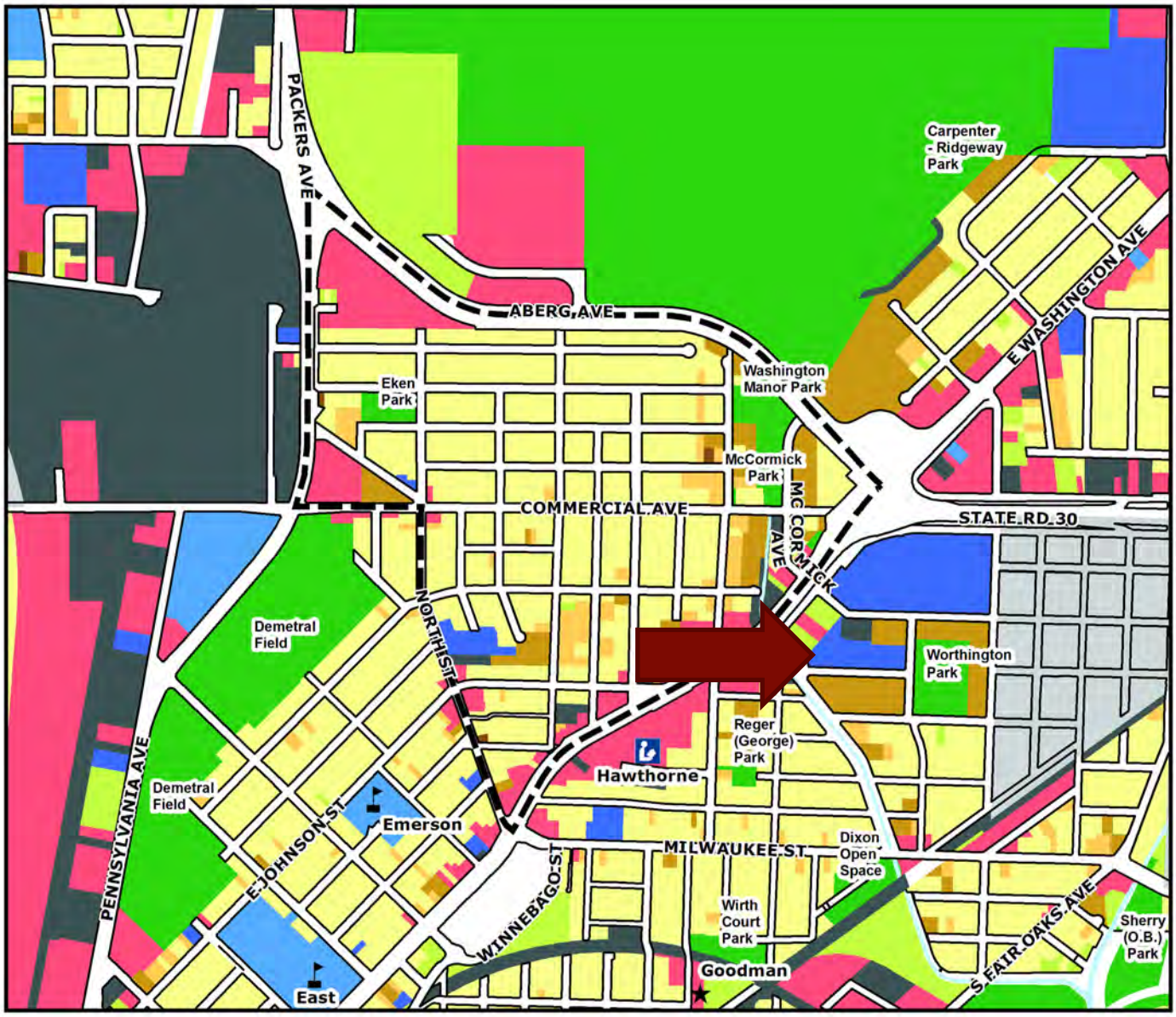
Eken Park Neighborhood

The neighborhood consists of primarily residential uses, single-family housing transitioning to multi-family housing and commercial uses clustered along the main corridors. The area neighborhoods are well established, with a majority of the housing is in excess of 50+ years old. The neighborhood is located in Dane County's largest school district, the Madison Metropolitan School District.

Commercial developments are primarily concentrated along major transportation routes, including East Washington Avenue. Commercial uses include office, retail, convenience, restaurant, and fast food. Other uses include an industrial park located to the west of Packers Avenue, government buildings including the Department of Corrections office, and Emerson Elementary School and Madison East High School.

A few small parks are located within the neighborhood; with larger parks including Carpenter-Ridgeway Park and Demetral Field nearby.

The following map illustrates the Eken Park Neighborhood boundaries and surrounding land uses.

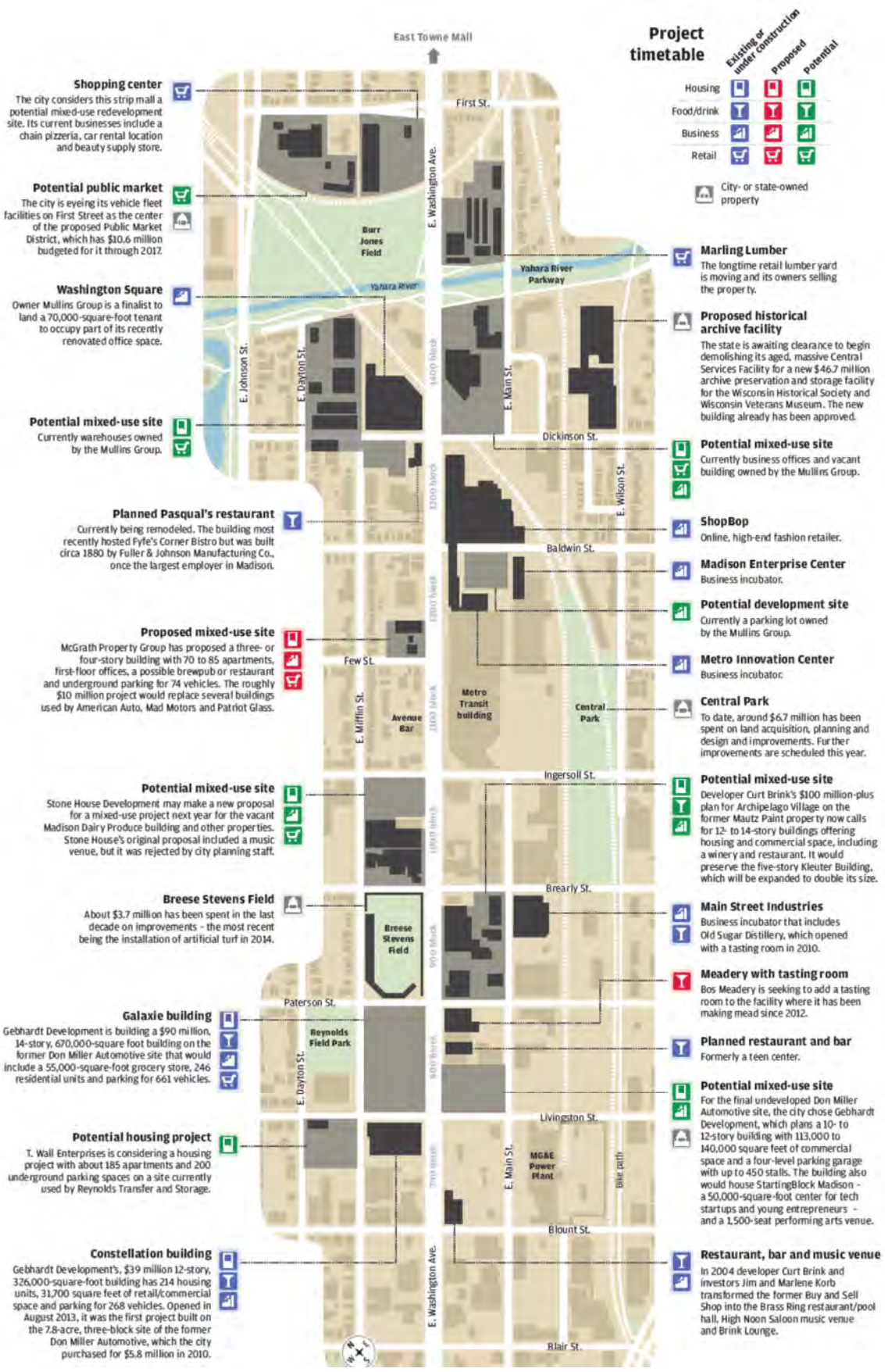


City of Madison Department of Planning and Community & Economic Development, Planning Division 5/1/2015

East Washington Avenue Corridor

East Washington Avenue is a six lane boulevard that begins at the capitol square, and is the main thoroughfare that connects the Isthmus to the north and east sides of Madison. Land uses along East Washington Avenue are primarily commercial. The commercial uses near the capitol square include governmental facilities, financial institutions, office, warehouse, automotive related, and some residential. East Washington Avenue is currently under construction as part of the East Washington Avenue Gateway Revitalization Plan. This plan was developed to create a more inviting and safe gateway to the Isthmus and downtown Madison. Current construction entails the replacement of utilities, new street lighting, new landscaping, as well as establishing a more pedestrian and bicycle friendly environment.

The following page displays a map of the current and proposed redevelopment projects for the corridor via the Wisconsin State Journal.


East Towne Mall
Project timetable
Existing or under construction
Proposed
Potential
Housing
Food/drink
Business
Retail
City- or state-owned property
Shopping center
The city considers this strip mall a potential mixed-use redevelopment site. Its current businesses include a chain pizzeria, car rental location and beauty supply store.
Potential public market
The city is eyeing its vehicle fleet facilities on First Street as the center of the proposed Public Market District, which has $10.6 million budgeted for it through 2017.
Washington Square
Owner Mullins Group is a finalist to land a 70,000-square-foot tenant to occupy part of its recently renovated office space.
Potential mixed-use site
Currently warehouses owned by the Mullins Group.
Planned Pasqual's restaurant
Currently being remodeled. The building most recently hosted Fyfe's Corner Bistro but was built circa 1880 by Fuller & Johnson Manufacturing Co., once the largest employer in Madison.
Proposed mixed-use site
McGrath Property Group has proposed a three- or four-story building with 70 to 85 apartments, first-floor offices, a possible brewpub or restaurant and underground parking for 74 vehicles. The roughly $10 million project would replace several buildings used by American Auto, Mad Motors and Patriot Glass.
Potential mixed-use site
Stone House Development may make a new proposal for a mixed-use project next year for the vacant Madison Dairy Produce building and other properties. Stone House's original proposal included a music venue, but it was rejected by city planning staff.
Breese Stevens Field
About $3.7 million has been spent in the last decade on improvements - the most recent being the installation of artificial turf in 2014.
Galaxie building
Gebhardt Development is building a $90 million, 14-story, 670,000-square foot building on the former Don Miller Automotive site that would include a 55,000-square-foot grocery store, 246 residential units and parking for 661 vehicles.
Potential housing project
T. Wall Enterprises is considering a housing project with about 185 apartments and 200 underground parking spaces on a site currently used by Reynolds Transfer and Storage.
Constellation building
Gebhardt Development's, $39 million 12-story, 326,000-square-foot building has 214 housing units, 31,700 square feet of retail/commercial space and parking for 268 vehicles. Opened in August 2013, it was the first project built on the 7.8-acre, three-block site of the former Don Miller Automotive, which the city purchased for $5.8 million in 2010.
Marling Lumber
The longtime retail lumber yard is moving and its owners selling the property.
Proposed historical archive facility
The state is awaiting clearance to begin demolishing its aged, massive Central Services Facility for a new $46.7 million archive preservation and storage facility for the Wisconsin Historical Society and Wisconsin Veterans Museum. The new building already has been approved.
Potential mixed-use site
Currently business offices and vacant building owned by the Mullins Group.
ShopBop
Online, high-end fashion retailer.
Madison Enterprise Center
Business incubator.
Potential development site
Currently a parking lot owned by the Mullins Group.
Metro Innovation Center
Business incubator.
Central Park
To date, around $6.7 million has been spent on land acquisition, planning and design and improvements. Further improvements are scheduled this year.
Potential mixed-use site
Developer Curt Brink's $100 million-plus plan for Archipelago Village on the former Mautz Paint property now calls for 12- to 14-story buildings offering housing and commercial space, including a winery and restaurant. It would preserve the five-story Kleuter Building, which will be expanded to double its size.
Main Street Industries
Business incubator that includes Old Sugar Distillery, which opened with a tasting room in 2010.
Meadery with tasting room
Bos Meadery is seeking to add a tasting room to the facility where it has been making mead since 2012.
Planned restaurant and bar
Formerly a teen center.
Potential mixed-use site
For the final undeveloped Don Miller Automotive site, the city chose Gebhardt Development, which plans a 10- to 12-story building with 113,000 to 140,000 square feet of commercial space and a four-level parking garage with up to 450 stalls. The building also would house StartingBlock Madison - a 50,000-square-foot center for tech startups and young entrepreneurs - and a 1,500-seat performing arts venue.
Restaurant, bar and music venue
In 2004 developer Curt Brink and investors Jim and Marlene Korb transformed the former Buy and Sell Shop into the Brass Ring restaurant/pool hall, High Noon Saloon music venue and Brink Lounge.
First St.
E. Washington Ave.
Burr Jones Field
Yahara River
Yahara River Parkway
E. Johnson St.
E. Dayton St.
E. Main St.
Dickinson St.
E. Wilson St.
Baldwin St.
Few St.
E. Mifflin St.
Avenue Bar
Metro Transit building
Central Park
Ingersoll St.
Brearly St.
Breese Stevens Field
Paterson St.
Reynolds Field Park
Livingston St.
MG&E Power Plant
Blue path
Blount St.
Blair St.
1400 block
1300 block
1200 block
1100 block
1000 block
900 block
700 block

Union Corners

A vacant lot just south of the subject along East Washington Avenue at the intersection of Milwaukee Street was proposed to be developed as Union Corners, although the development was put on hold. The site contains 11.5 acres and was planned for a mixed-use retail, condominium, and housing project. The development was approved by the city, although in 2010 the developer relinquished the property in lieu of foreclosure. The City of Madison agreed to purchase the site from the bank with the city's land-banking fund for $3.3 million, well below the assessed value at the time of $4.5 million. There have been multiple proposals for the site although nothing has been finalized. The initial proposal including primarily housing and condominiums, although since the housing market decline, proposals have focused more on commercial use. The following illustration is one of the initial Union Corners concept plans.



Dane County Regional Airport

The subject property is located south of the Dane County Regional Airport. The Dane County Regional Airport/Truax Field, a FAA-certified airport owned and operated by Dane County, provides air service to the Madison area and surrounding region. The Dane County Regional Airport has approximately 100 scheduled commercial flights daily, supporting roughly 1.6 million passengers yearly with 15 nonstop destinations. Authority for a Foreign Trade Zone has been granted to Dane County through its airport. This allows for more efficient receiving and inventory of imported products. Major air carriers include Northwest, United, Midwest Express, and various air-links to international hubs in Minneapolis, Chicago, and Detroit.

Truax Air Park

The subject property is located near the Truax Air Park which is adjacent to the airport. The Truax Air Park is a development which was designed for research, office, electronics, warehousing, distribution, and airport related uses. The Truax Air Park has good access to transportation routes, located just three miles from interstate highways, frontage on U.S. Highway 113, and access to the regional airport and Canadian Pacific Railroad. There are several "high tech" research/manufacturing companies within the park. Available parcels that are designated for light manufacturing/warehouse space range from 5-7 acres to allow for possible future expansion. There are also several parcels available for office and other uses.

The 266 acre Bridges Golf Course borders the Truax Air Park to the south. The Bridges contains an 18-hole golf course, driving range, practice bunker, and two practice putting and chipping greens, and a bar and restaurant. The facility is located on airport land and open to the general public.

Several new business parks are currently under development in areas surrounding the Dane County Regional Airport, including Dovetail Subdivision, Interstate Commerce Park and The Center for Industry and Commerce. These parks have good access to major arterials are being predominately developed with office/warehouse and light industrial facilities.

Madison College Campus

The Madison College (formerly known as MATC) Truax Campus is located southeast of the subject. Madison Area Technical College (MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for over 30,000 people.

East Towne Corridor

The East Towne Corridor is located in the northeast section of Madison. Commercial areas include office, lodging, convenience stores, strip retail, restaurants, banking institutions, big box retail, and the East Towne Mall. Other major commercial businesses include many big box retail stores such as Home Depot, Kohl's, Best Buy, Office Max, Old Navy, and Target. Also located around the East Towne Mall vicinity are many small retail stores and strips as well as private and chain restaurants such as Red Lobster, Chili's, Olive Garden, Outback Steakhouse, Culver's, Chick-Fil-A, Popeyes, Applebee's, Red Robin, and the Texas Roadhouse steakhouse.

East Towne Mall

East Towne Mall is a regional shopping center that contains four anchor department stores, and totals approximately 1,200,000 square feet. East Towne Mall is home to stores including Boston Store, JCPenney, Sears, American Eagle Outfitters, Bath & Body Works, The Gap and Gymboree. The mall has a total of 110 stores and eateries. Retail development in this area has been strong due to the convenient location of the Interstate 90/94/39 and Highway 151.



CONCLUSION

Overall, Madison's east side can be classified as a stable market with established development. Madison's east-side has seen significant growth in retail demand and single family and multi-family residential development in the past several years. The subject property is well positioned in the market near the area demand generators, and should be able to generate positive returns in the foreseeable future.

Office Market Analysis

Introduction

The office market has a critical mass of properties such that it can easily be studied on a regular basis. Larger markets are surveyed by many real estate research firms which compile data that provide a gauge of the present status of this distinct product type. This section will examine office market statistics compiled by several of these firms to analyze the national office market as a whole, the large markets located within the Midwest, and the local office market.

National Office Market

In spite of the difficulties experienced throughout the national economy within the past several years, the office market is experiencing a slow but steady recovery from the recession in 2009. Office vacancy rates have dropped significantly, and many markets have seen increased demand for new office space. However, the overall economic recovery is still uneven across the U.S. which has kept investors cautious.

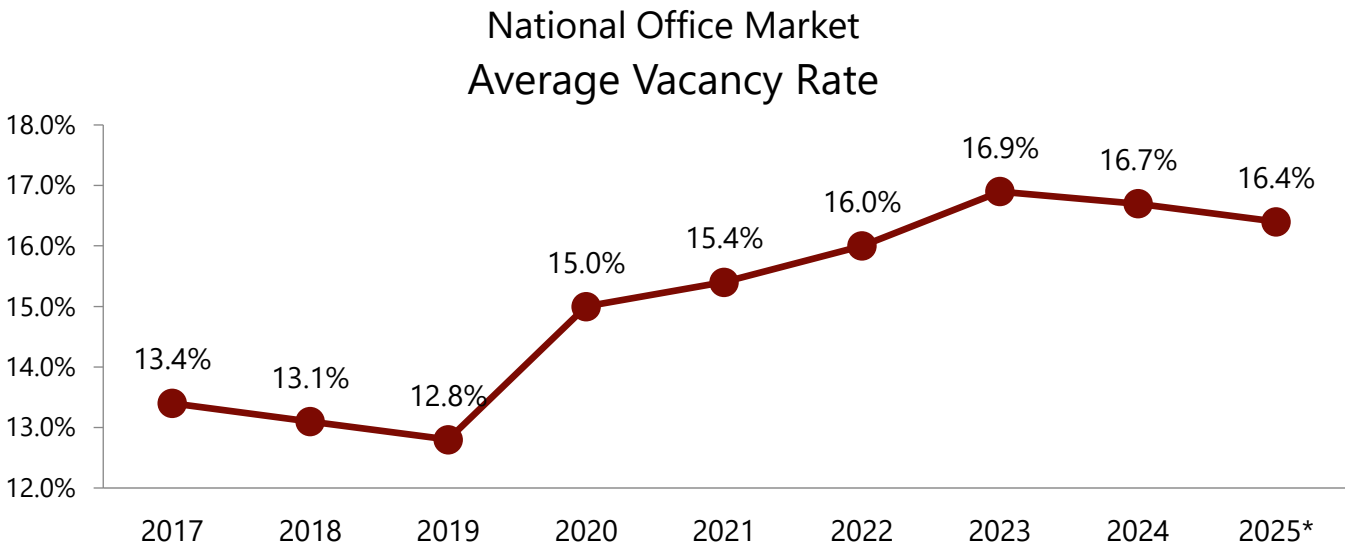
One of this firm's most relied upon sources for research of the national market is the annual National Office Report by the Marcus & Millichap Research Services department. Marcus & Millichap is a leading investment real estate company with brokers throughout the nation. The research group provides a range of publications including the flagship national reports that offer comprehensive outlooks on the state of the industry. A discussion of the historical trends within the office market and data from the most recent 2025 National Office Report is contained within the following section. The national figures are based on an average of data collected from 46 large metro markets throughout the country. The report summarizes the state of the national office outlook as follows:

> *Though office properties continue to face a particularly complex operating climate, some green shoots have begun to emerge. Net absorption was positive in three quarters of 2024, delivering the strongest office space demand since 2019 as corporate executives increased efforts to bring employees back to the office full time. This trend has so far been led by major financial institutions, along with some tech firms, but we are seeing the early signs in other sectors, as well as in local, state and federal government. The evolving shift in business sentiment on having workers in the office full time may strengthen over the course of 2025, bolstering demand for office space. That is not to say that remote and hybrid work schedules are coming to an end. Increased worker flexibility will likely be a permanent fixture in the business world going forward, but the momentum has shifted.*

Vacancy Rates

A key indicator of the health of the market is the overall vacancy rate. There are several methods to examine vacancy trends to get an understanding of the market, including comparing average vacancy rates by year, vacancy rates by the class of office space, or the vacancy of a specific metro area in comparison to other nearby metros.

Following several years of a downward trend that began in 2003, vacancy rates reached a peak low in 2007, with Class A vacancy near 14%. Just two years later the national recession had resulted in a spike to nearly 20% of Class A office space vacant in 2009. Class B/C office space followed a similar trend. After the peak highs in 2009 and 2010, a slow recovery began with incremental decreases each year. Much of this absorption has occurred in the Class A sector; however, as Class A vacancy decreases, Class B and C sectors are expected to follow suit. Vancy decreased from 14.5% in 2015 to a low of 12.8% in 2019 with an increasing trend in the following years during COVID-19. The forecasted vacancy for 2025 will decrease to 16.4%.

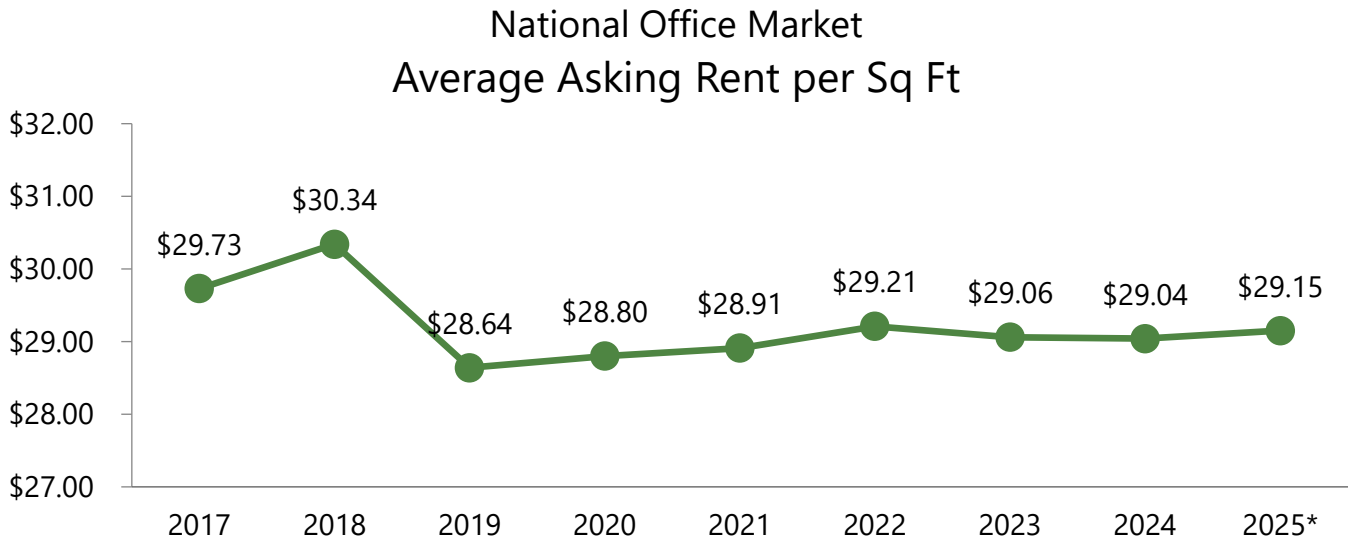


Source: 2025 Marcus & Millichap National Office Forecast Report

As an alternative source, office vacancy rates as reported by other firms have also been examined. Newmark Grubb Knight Frank reports slightly higher vacancy rates for recent years than Marcus & Millichap, although similar increasing trends during the past several years.

Rental Rates

During the last decade, asking rents followed the inverse of the trend seen for vacancy rates; rents reached peak highs in 2007 and 2008 while vacancies were at a record low. Newmark Grubb Knight Frank reports slightly higher asking rents for recent years than Marcus & Millichap, although similar decreasing trends during the past several years. The forecasted average asking rent per square foot for 2025 will increase to $29.15.



Source: 2025 Marcus & Millichap National Office Forecast Report

Construction & Absorption

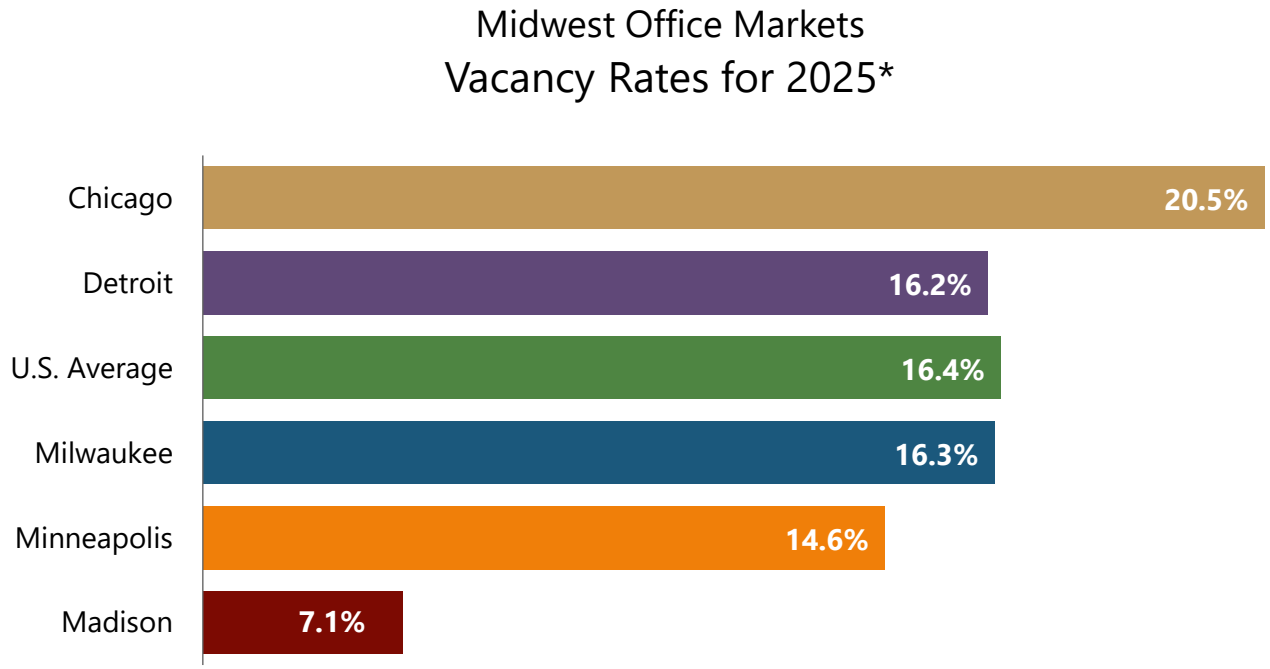
Office construction peaked in 2008 as construction that began prior to the recession came online; the following years saw significant decreases as demand froze. According to the Marcus & Millichap analysis, completions of new office space increased in 2012 for the first time since 2008. Increases have continued in the years since, although completions are still far below pre-recession levels. Forecasts predict slowly increasing demand for office space due to job growth, which will further tighten the vacancy rate.



Source: 2025 Marcus & Millichap National Office Forecast Report

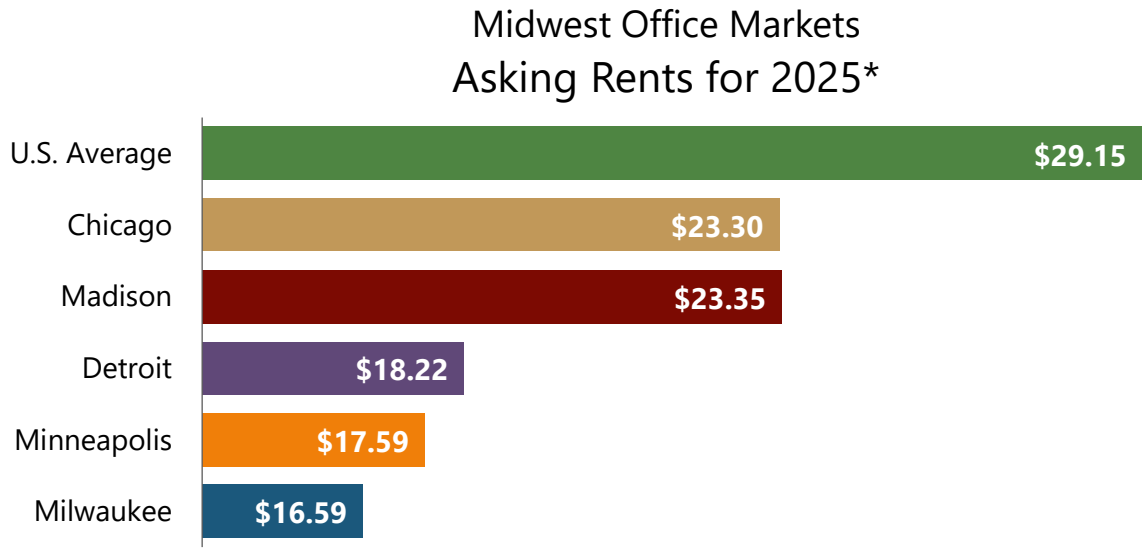
Regional Office Market

The following chart compares the Madison Metro area forecasted vacancy rate in 2025 compared to surrounding major metropolitan markets in the Midwest. According to CoStar, Madison Metro's average 2024 vacancy rate was only 6.3%. Marcus & Millichap 2025 forecasted vacancy rates ranged from 14.6% in Minneapolis to 20.5% in Chicago.



Sources: Marcus & Millichap and CoStar

The next graph displays the average asking rental rates at year end for the same cities. According to CoStar, Madison's 2024 rental rates averaged $23.28, while Marcus & Millichap average 2025 forecasted rental rates ranged from $16.59 in Milwaukee to $23.30 in Chicago, while the average of all 46 major metros surveyed is $29.15.



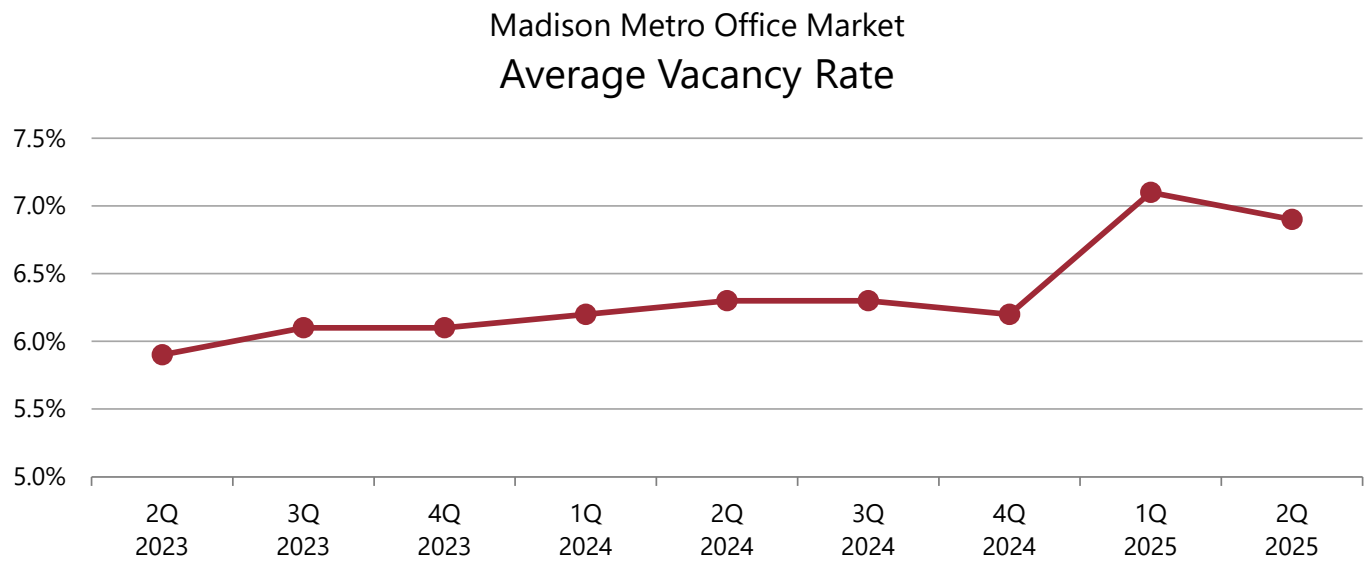
Sources: Marcus & Millichap and CoStar

Local Office Marketplace

Due to the relatively small size of the Madison market, obtaining specific data for the local office market is difficult. Therefore, this report relies upon research subscriptions and above all the appraiser's personal knowledge of the market. Kevin F. Meicher is a certified general appraiser with thirty years of commercial appraisal experience. His extensive knowledge of the market, based upon this firm's appraisals of a significant portion of the local office inventory, provides a current and historical understanding of the local market. To provide an analysis based upon traditional indicators, we utilize data published by CoStar, a local real estate research firm. It is important to note that the relatively small number of properties actively listed at any time can result in large fluctuations in certain categories from quarter to quarter.

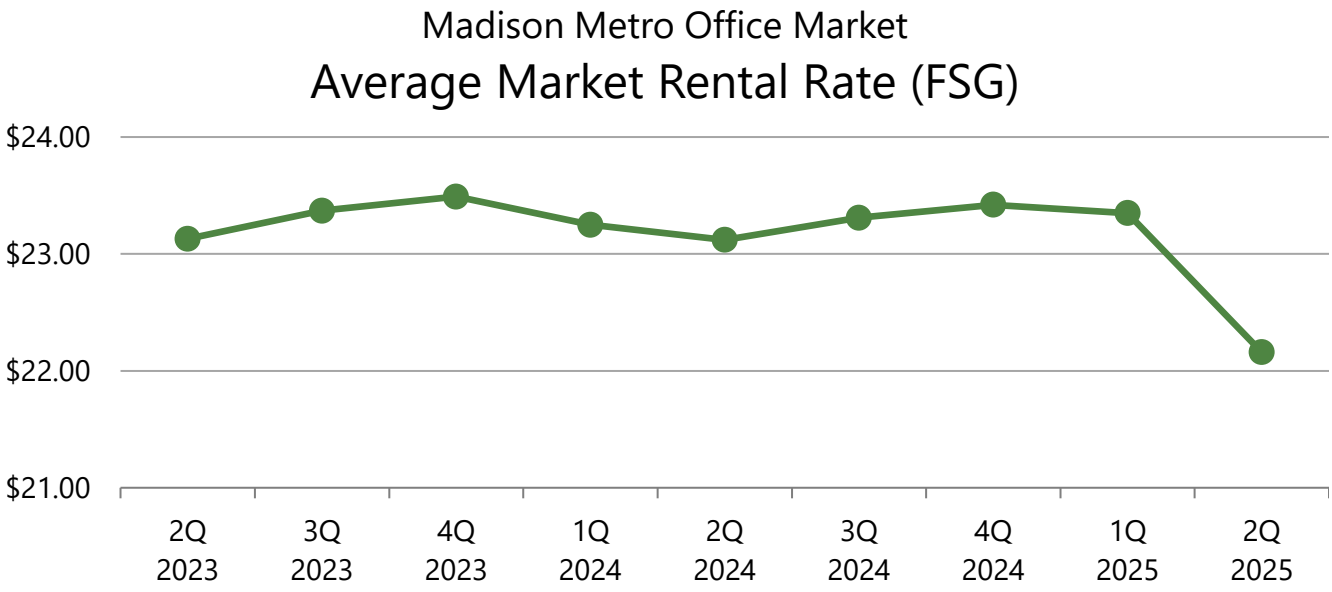
Vacancy Rates

The Madison Metro office market's overall vacancy rate increased to 6.9% in the second quarter of 2025, compared to 6.3% one year ago. The following graph displays the overall vacancy rate reported each quarter for the last two years.



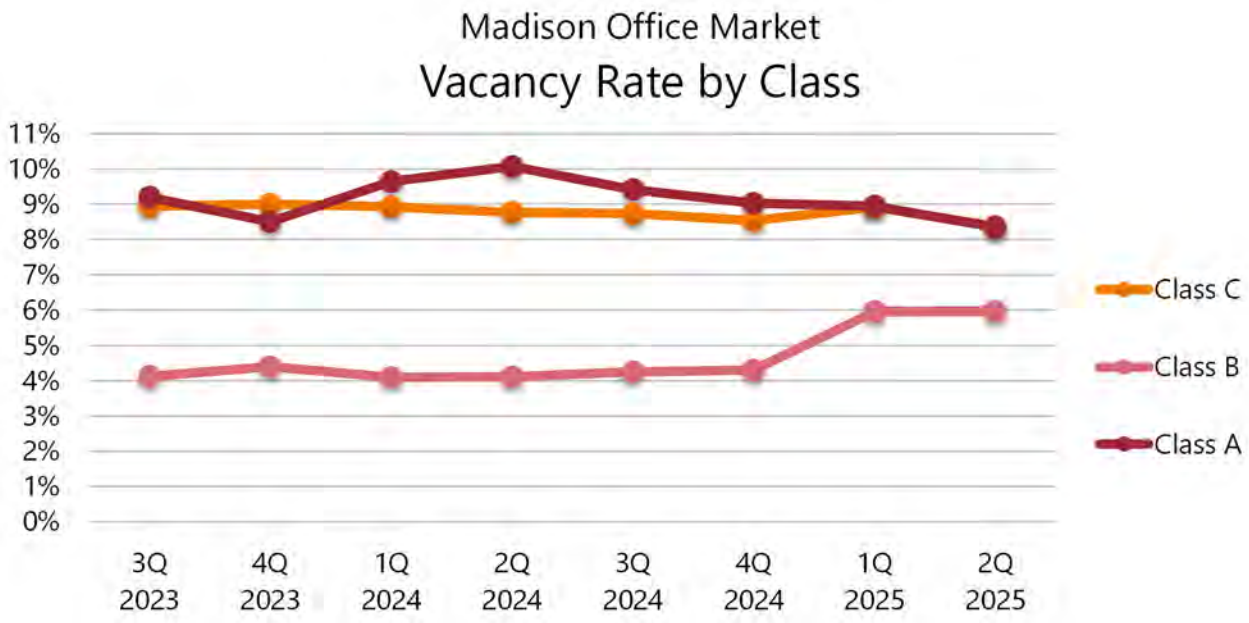
Source: CoStar

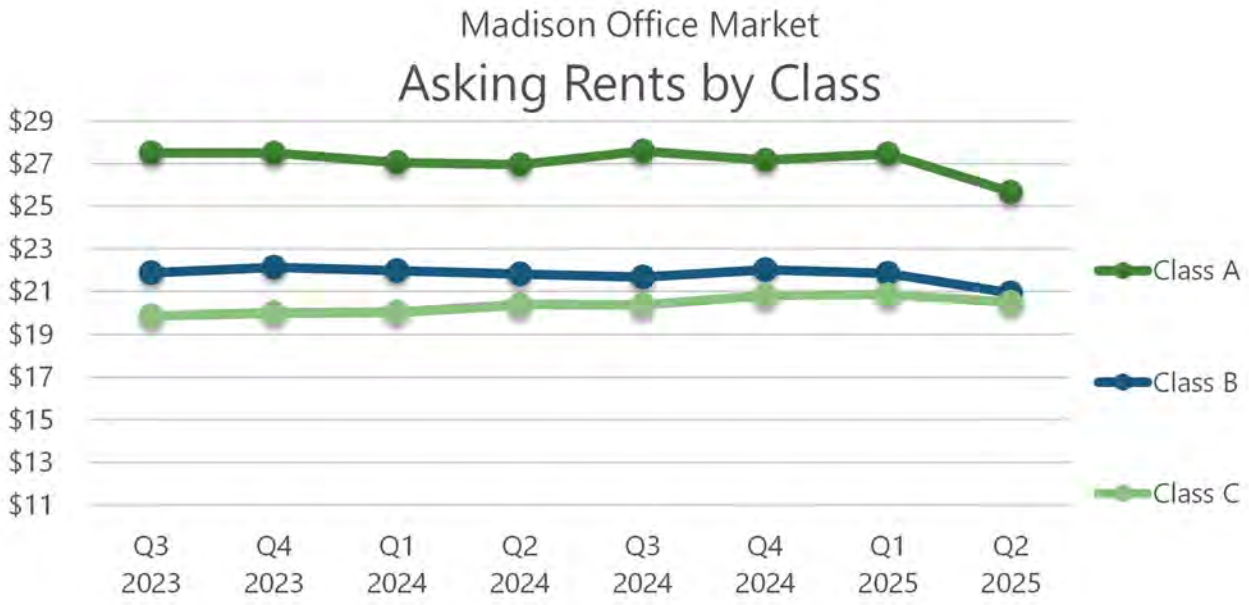
The Madison Metro office market's overall rent has decreased from $23.12 in the second quarter of 2024 to $22.16 in the second quarter of 2025. The following graph displays the overall average asking rental rate reported each quarter for the last two years.



Source: CoStar

At the beginning of 2024, the Class A vacancy throughout Madison was reported to be 9.6%, during the most recent quarter there was an 8.3% vacancy rate. Class B vacancies have increased, currently at 6.0% compared to 4.3% a year prior, while Class C vacancy is reported at 8.4%, decreasing from 8.8% a year ago. The average asking rents for the most recent quarter is $20.48 for Class C space, $20.92 for Class B space, and $25.66 for Class A space. The following chart displays historic vacancy rates and asking rents by class for each quarter for the past two years.

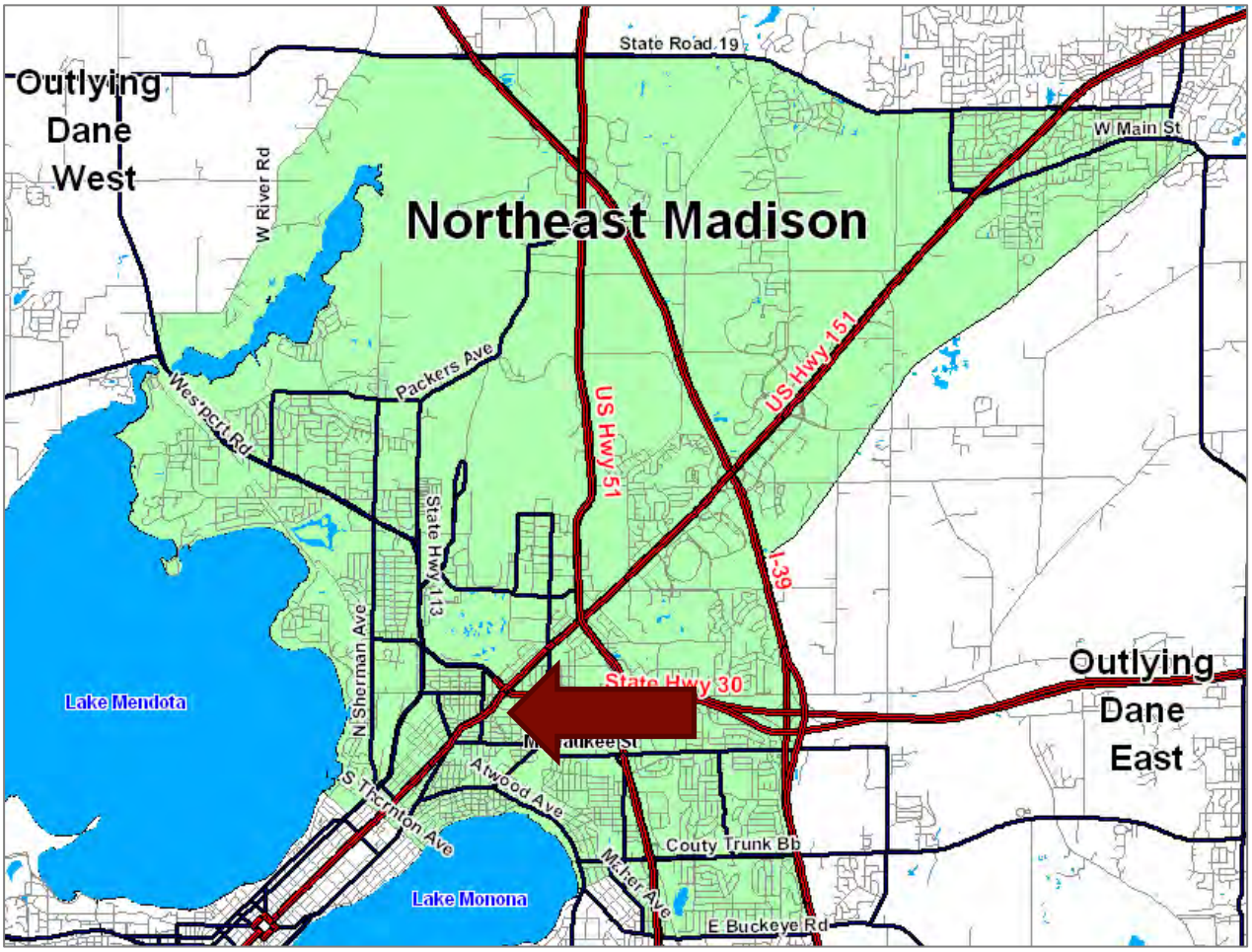




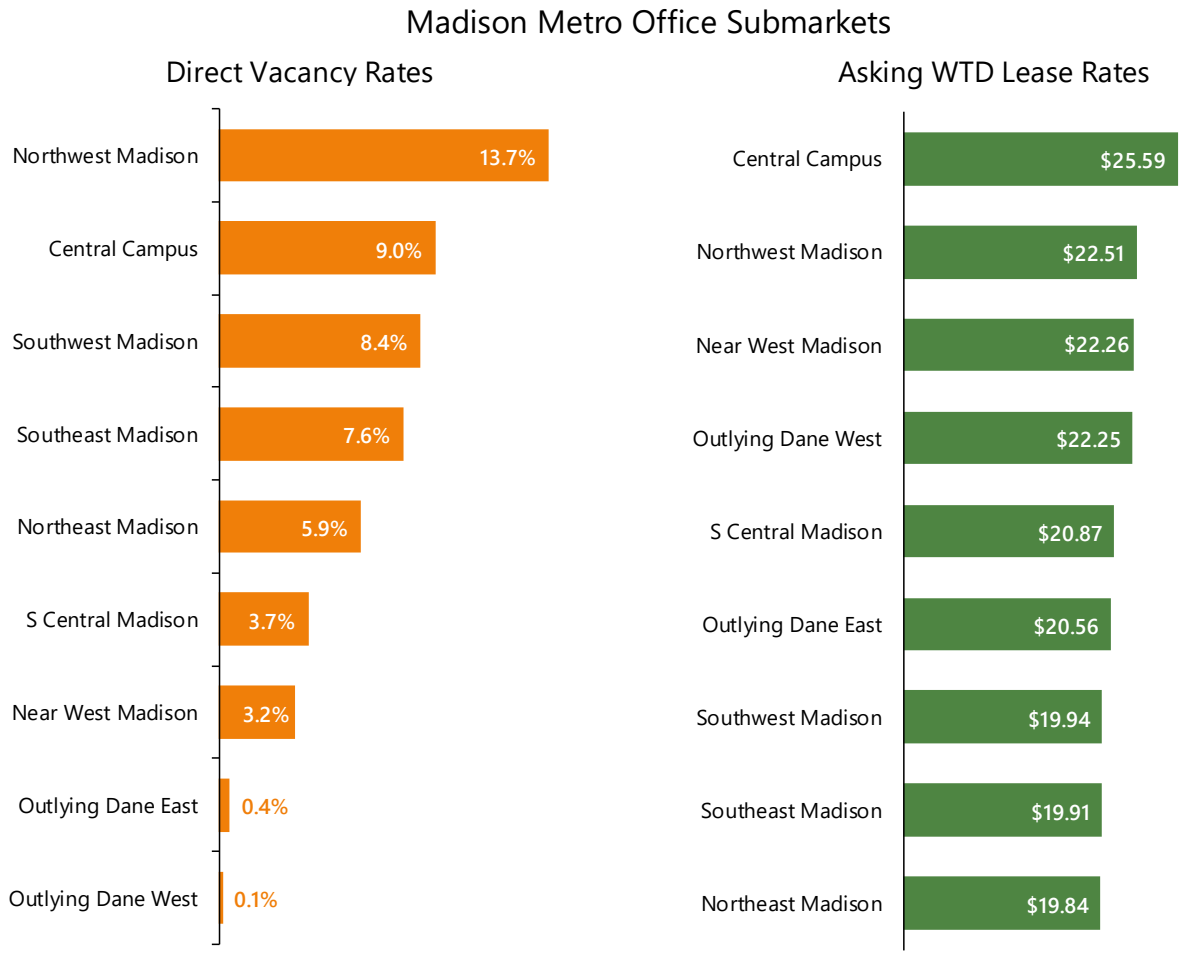
Source: CoStar

Submarkets

CoStar further segregates the Madison Metro Area (and surrounding area) into nine submarkets: Central Campus, Near West Madison, Northeast Madison, Northwest Madison, Outlying Dane East, Outlying Dane West, South Central Madison, Southeast Madison, and Southwest Madison. The following charts display the average vacancy rate and rental rate for each submarket as of the most recent quarter. Based on CoStar's submarket boundaries, the subject property is located in the Northeast Madison submarket.



This submarket reported a vacancy rate of 5.9% during the most recent quarter, with asking rents averaging $19.84 per square foot.



Source: Costar

Conclusion

The Madison office market has consistently outperformed national averages and the other large metro markets in the Midwest due to its strong employment base including the University of Wisconsin system and the state government. Completion of new office space are also at historic lows; therefore, the market has been able to absorb some of the excess inventory created prior to the recession. The Madison office market is expected to see vacancy rates continue to decrease and rental rates continue to increase during 2025.

Competitive Sub Market Analysis

To estimate the market rental rate for the subject property, we have surveyed several office and warehouse buildings located within the subject property's market area. These properties share similar characteristics to some degree, including physical and effective age, design, total building size and rentable area available, asking rental range (face/effective rents), locational influence, and supply and demand characteristics, which broadly allows comparison between each building. In turn, these properties tend to compete for the same group of tenant prospects.

DEFINITIONS

The following terms are commonly used to describe available space to lease:

- **RENTABLE AREA** is the amount of space on which the rental rate and reimbursement shares are based. The rentable area of a floor is fixed for the life of a building and is not affected by changes in corridor sixes or configurations. Rentable area is recommended for measuring the total income-producing area of a building and for calculating a tenant's share of a building for rent purposes.
- **Useable area** is the actual occupiable area of a floor or an office; computed by measuring the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining useable areas. The useable are of a floor is equal to the sum of all usable area of that floor.
- **WHITE BOX** is a minimally finished space or building, in which the unit is ready for occupation with basic upgrades or build-out.
- **Raw or shell space** refers to unimproved, unfinished space; typically a newly constructed building.
- Competitive rental properties are leased under **GROSS TERMS**, in some instances with a base year stop associated with operating expenses, or on **TRIPLE-NET (NNN) TERMS**, whereby the tenant pays for all associated operating expenses. Rental listings may include an estimate of expenses per square foot for space leased on NNN terms.
- **ESCALATORS** within the market are typically based upon the consumer price index, or as stated between 2 to 4%.

The comparable rentals surveyed are detailed within the chart on the following page.

COMPARABLE RENTAL SURVEY CHART

#	Address	Available Sq Ft	Asking Rent	Terms	Comments	Contact
	Office Comparables					
1	**1320 Mendota Street Madison, WI**	150 - 12,000	$13.00 - $14.00	Gross+	33,816 square foot office building; constructed in 1978 and renovated in 1998; single story, multi-tenant building; up to 12,000 available square feet; offering 1-5 year lease terms.	Madison Commercial Ralph Kamps 608-345-2880
2	**2901 Packers Avenue Madison, WI**	5,000	$12.00	NNN	5,000 available square feet of office space inside 95,000 square foot building; constructed in 1973; single story, multi-tenant building; offering 3 year lease terms.	Artisan Graham Cory Lucke 608-416-5664
3	**2901 International Lane Madison, WI**	1,300 - 12,974	$17.50 - $20.00	Gross	Up to 12,974 available square feet of office space inside 31,000 square foot building; constructed in 2004; three story, multi-tenant building; offering 3 year lease terms.	Plato Commercial Kent Yan 608-240-2010
4	**2917 International Lane Madison, WI**	13,320	$15.25	Gross	13,320 available square feet of office space inside 39,960 square foot building; constructed in 1988; three story, multi-tenant building; offering 1 year lease terms.	Colliers International Colin McLandsborough 262-309-5597
5	**43 S Stoughton Road Madison, WI**	9,800	$11.50	NNN	9,800 square foot office building constructed in 1971; single story, single tenant building; offering 3 year lease terms.	NAI Madison Dan Holvick 608-220-7740
	Warehouse Comparables					
1	**4415 Robertson Road Madison, WI**	5,000	$9.75	Gross+	5,000 available square feet of flex-space inside 34,000 square foot building; constructed in 1980; space includes 700 square feet of office space, 14' ceiling heights, and one drive-in door; offering 3 year lease terms.	Oakbrook Corporation Anton Keuntjes 608-443-1039
2	**2401 Grimm Street Madison, WI**	24,000	$7.00	NNN	Stand alone, 24,000 square foot building; constructed in 2013; two-story, single tenant building; space includes 8,000 square feet of office space, two drive-in doors, one loading dock.	Newmark Chuck Redjinski 608-663-6006
3	**1828 Wright Street Madison, WI**	8,000	$7.50	NNN	8,000 available square feet of flex space inside 45,000 square foot building; originally constructed in 1900; space includes 2,000 square feet of office space, 17-19' ceiling heights, three drive-in doors, one loading dock; offering 3-10 year lease terms.	Ruedebusch Commercial Tom Phillips 608-243-9070
4	**3030 Gateway Place Madison, WI**	6,960	$9.00	Gross+	Stand alone, 6,960 square foot building; constructed in 1948 and 1963; single-story, single tenant building; space includes 1,000 square feet of office space, 20' ceiling heights, six drive-in doors, two loading docks, offering 1 year lease terms.	Altus Commercial Mitch Marty 608-214-6742

The office lease rates in the subject's market area range from $11.50 to $12.00 per square foot on NNN terms, $15.25 to $20.00 per square foot on gross terms, and one comparable at $13.00 to $14.00 on gross+ terms, varying primarily based on size and location. The warehouse lease rates range from $7.00 to $7.50 per square foot on NNN terms and $9.00 to $9.75 per square foot on gross+ terms, varying primarily based on size and location.

Adjustments were made to the rental rates to accurately compare to the subject facility.

- As a single-tenant building or multiple tenant per the four predominant areas, the subject's lease would be on NNN terms, therefore rent comparables on Gross terms required a downward adjustment.
- Active listings may be negotiated, therefore a downward adjustment was applied to each.
- Properties with superior locations were adjusted downward, with inferior locations were adjusted upward.
- Larger buildings / suite sizes required upward adjustments, while smaller buildings / suites required downward adjustments.
- The comparables that were older or in inferior condition warranted upward adjustments in this category while newer or in superior condition warranted downward adjustments.

The following chart displays the adjustments made to comparable rentals in comparison to the subject office facility.

LEASE RATE ADJUSTMENT GRID

The Salvation Army Facility 3030 Darbo Drive, Madison, WI									
COMPARABLE RENTS #	1	2	3	4	5	1	2	3	4
Rent Price per Sq Ft	$13.00	$12.00	$17.50	$15.25	$11.50	$9.75	$7.00	$7.50	$9.00
Rent Characteristics:			**Office Comparables**					**Industrial Comparables**	
Lease Terms	-20.00%	0.00%	-20.00%	-20.00%	0.00%	-10.00%	0.00%	0.00%	-10.00%
Renewal / Active	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Economic Conditions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Date of Lease	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Rent Adjustments	**-25.00%**	**-5.00%**	**-25.00%**	**-25.00%**	**-5.00%**	**-15.00%**	**-5.00%**	**-5.00%**	**-15.00%**
Adjusted Rent Price per Sq Ft	$9.75	$11.40	$13.13	$11.44	$10.93	$8.29	$6.65	$7.13	$7.65
Physical Characteristics:									
Site Location	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Suite Size	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	5.00%	-5.00%	-5.00%
Age / Condition	-5.00%	-5.00%	-10.00%	-5.00%	-5.00%	0.00%	-5.00%	10.00%	10.00%
Build-out Quality	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Amenities	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%
Total Physical Adjustments	**-5.00%**	**-5.00%**	**-10.00%**	**-5.00%**	**-5.00%**	**-5.00%**	**0.00%**	**5.00%**	**5.00%**
Final Adjusted Rent Price per Sq Ft	$9.26	$10.83	$11.81	$10.87	$10.38	$7.87	$6.65	$7.48	$8.03
Total Adjustment %	**-28.75%**	**-9.75%**	**-32.50%**	**-28.75%**	**-9.75%**	**-19.25%**	**-5.00%**	**-0.25%**	**-10.75%**

Value Summary	Unadjusted	Adjusted
Mean per Sq Ft	**$13.85**	**$10.63**
Median per Sq Ft	**$13.00**	**$10.83**

Value Summary	Unadjusted	Adjusted
Mean per Sq Ft	**$8.31**	**$7.51**
Median per Sq Ft	**$8.25**	**$7.68**

RENTAL ANALYSIS CONCLUSION

As the facility is owner-occupied, the interest appraised includes the Fee Simple estate only. Therefore, the Market Value of the Fee Simple interest has been estimated based upon market lease terms. We have estimated blended market lease rates based upon the following allocations:

Market Rent Calculations				
1st Fl. Office	15,901	@	$11.00	$174,910
1st Fl. Office	6,152	@	$13.75	$84,594
Gymnasium	10,295	@	$8.25	$84,935
Office - LL	6,152	@	$6.88	$42,297
Blended	38,501		$10.04	$386,737

***Based upon Net Rentable Area (85% efficiency ratio)**

The annual gross potential income is estimated to be $386,737 in the Fee Simple condition based upon our market lease rates which will be utilized within our Static Cash Flow Analysis. The following chart indicates the estimate of gross potential income for the subject property based upon the market lease rates:

The Salvation Army Facility 3030 Darbo Drive, Madison, WI							
Suite # / Tenant Space	Tenant	Terms	Esc.	Lease Suite (SF)	Market Lease Rates		
					Per SF	Monthly	Annual
1st Fl. Office	Owner-Occ	NNN	TBD	15,901	$11.00	$14,576	$174,910
1st Fl. Office	Owner-Occ	NNN	TBD	6,152	$13.75	$7,050	$84,594
1st Fl. Gymnasium	Owner-Occ	NNN	TBD	10,295	$8.25	$7,078	$84,935
LL Office	Owner-Occ	NNN	TBD	6,152	$6.88	$3,525	$42,297
TOTALS				**38,501**	**$10.04**	**$32,228**	**$386,737**

SECTION V: SITE AND IMPROVEMENT ANALYSIS

Aerial Site View



Source; Dane County GIS

Site Analysis

The subject site contains approximately 112,060 square feet (2.57 acres) and is irregular in shape with level topography. The site has approximately 570 feet of frontage along Darbo Drive and 305 feet of frontage along Richard Davis Lane. Site improvements include asphalt surfaced driveway and parking areas, concrete walkways and curbing, lighting, signage, and average landscaping. The site is zoned CC-T, Commercial Corridor - Transition District, per the City of Madison.

SIZE:	112,060 square feet (2.57 acres), indicating a land-to-building ratio of 2.47 to 1
Frontage:	570 feet of frontage along Darbo Drive and 305 feet of frontage along Richard Davis Lane; ingress and egress are also from Darbo Drive.
PARKING:	Asphalt paved driveways approximately 56 stalls
Topography:	Level topography
UTILITIES:	Serviced with all necessary utilities for development
Site Improvements:	Site improvements include asphalt surfaced driveway and parking areas, concrete walkways and curbing, lighting, signage, and average landscaping; public street improvements include asphalt-surfaced streets with concrete curbs and gutters

Floodplain

According to the Federal Emergency Management Agency (FEMA), the subject is not located in a flood zone. The Community Panel Number for the map is 55025C0427H, and the effective date of this map is September 17, 2014. A copy of the flood map is located in the addendum. Minimal flood hazard zones are defined by FEMA as follows:

> *Areas outside the 1-percent annual chance floodplain, 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No base flood elevations or depths are shown within this zone. Insurance purchase is not required in these zones.*

Zoning

The site is zoned CC-T, Commercial Corridor - Transition District, per the City of Madison. The zoning code defines the district's purpose as follows:

> *The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to: (a)Improve the quality of landscaping, site design and urban design along these corridors.(b)Maintain the viability of existing residential uses located along predominantly commercial corridors.(c)Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.(d)Facilitate preservation development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.(e)Structured parking is encouraged.*

A specific compliance analysis was not performed to determine whether or not the subject property is in conformance with all zoning parameters, such as landscape surface ratios, maximum floor area ratios, minimum lot area requirements, and maximum building size requirements. It is assumed that the property will be constructed in compliance with all applicable zoning and building codes, therefore it is anticipated that the subject would be classified as a legal and conforming use within this district. Any conformance issues with the zoning text are subject to interpretation by City of Madison personnel.

Easements and Encroachments

Typical utility and driveway easements exist on the site. These easements are normal and do not negatively impact the overall development. No apparent encroachments or adverse easements were noted from physical inspection; however, the appraiser makes no guarantee in that regard. We assume for purposes of this report that there are no adverse easements or conditions. From an inspection of the site and a review of the site plan, the usual utility, sanitary sewer and stormwater easements exist on the property.

Environmental

The appraiser(s) are not qualified to detect the presence of environmental contaminants. The presence of potentially hazardous materials may impact the value of the property. Unless otherwise stated in this report, the value estimates are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover such contaminants. Any party relying on this appraisal is urged to retain an expert in this field, if desired.

CONCLUSION

Based upon our analysis of the site, this site appears to be adequate for the subject building and there were no adverse conditions noted. The site has all of the necessary development approvals for the existing office building and the CC-T District, zoning is currently in place. Therefore, a purchaser of the site would be bound by the zoning and approvals in place and would either purchase the site with the intention of developing the current project or incur time and expense in rezoning for another use.

Improvement Analysis

The Salvation Army Office Building was originally constructed in 1962 with addition in 1966. The Salvation Army purchased the building for owner occupancy in 1994 and completed a gymnasium addition in 2012. This facility is Class C constructed with Class C market orientation. This facility features multiple private offices, meeting rooms, commercial kitchen, game rooms, gymnasium with basketball court and fitness room. The facility includes 33,183 square feet of office space that includes 7,238 square feet of finished basement area. The gymnasium contains approximately 12,112 square feet. There is an additional 5,096 square feet of unfinished basement area utilized for storage.

This facility is constructed upon a concrete foundation and reinforced concrete slab, with steel and concrete framed structures, and brick and wood exterior facade. The roof is hip style with asphalt shingles, flat style with a rubber membrane roof, and gable style with steel coverings. Interior features include ceramic tile, vinyl tile, and carpeted flooring; painted drywall; acoustical tile ceilings with recessed fluorescent lights; wood trim and solid core doors. The building has multiple interior staircases and freight elevator serving all levels. This building is heated and cooled via forced air furnace and central air conditioning.

General descriptions per the plans and specifications provided to the appraiser of the building and construction components are summarized in the following pages.

General Construction

Framing: Concrete slab and concrete foundations with steel and concrete framed structures

Exterior Walls: Brick and stone exterior

Roof: Hip style with asphalt shingles, flat style with a rubber membrane roof, and gable style with steel coverings

Doors and Windows: Glass and steel entry doors and aluminum framed windows

Electric Service: Could not be verified, assumed to be adequate

Plumbing Components: Multiple men's and women's restrooms

Building Area: The gross building area as contained below is based upon a review of the blueprints and information received from the owner. Therefore, this report and the value estimates contained within are subject to verification of any discrepancies, which may deviate from the areas reported.

Subject Summary Chart

The Salvation Army Facility 3030 Darbo Drive, Madison, WI		
Site Area	**Acres**	**Square Feet**
Total Site Area	**2.57**	**112,060**
Building Area	**Built**	**Square Feet**
Office Building	**1962/1966/2012**	
Lower Level - Storage		5,096
Lower Level - Office		7,238
First Floor - Office		25,945
Gymnasium		12,112
Total Building Area		**50,391**
Gross Finished Building Area		**45,295**

Interior Amenities

Floor Coverings:	Ceramic and vinyl tile and carpeted flooring
Interior Walls:	Painted drywall
Ceilings:	Acoustical tile ceilings
Interior Doors:	Wood solid core doors
Lighting:	Recessed fluorescent fixtures
Heating & AC:	Forced air and central air conditioning
Security/Sprinkler:	Security system / no sprinkler
Tenant Finishes:	Consistent with Class C office / professional building finishes

Condition and Utility of the Improvements

Accrued depreciation is the difference between the cost new of the improvements and the present worth of those improvements measured as of the date of the appraisal. Depreciation includes loss in value from three basic categories: physical depreciation, functional obsolescence, and economic (external) obsolescence.

Physical Depreciation

Physical depreciation is the loss in value caused by deterioration or impairment of condition as a result of normal wear and tear and the actual aging of the physical components. It may be curable or incurable.

Curable physical depreciation refers to items of deferred maintenance, while incurable physical deterioration identifies items of deterioration that cannot be economically corrected at the present time.

As of the effective date of the appraisal, the physical age of the property is 13 to 63 years as the facility was originally constructed in 1966 with multiple additions. Due to the age and condition of the building, the effective age has been estimated at 10 to 20 years. According to the Marshall Valuation Service, improvements such as the subject building have an economic life expectancy of approximately 45 years. This indicates overall incurable physical depreciation of approximately 22 to 44 percent.

Deferred maintenance, or curable physical depreciation, was not observed in this building.

Functional Obsolescence

Functional obsolescence is a loss in value due to a lack of utility or desirability of part or all of the property inherent to the improvements and may be curable or incurable. Functional obsolescence includes the overall layout and design with multiple additions.

Economic Obsolescence

Economic (external) obsolescence is the adverse effect on value resulting from influences outside the property itself. This includes changing property or land use patterns, imbalance between supply and demand, shifting real estate markets, or an adverse economic climate.

External obsolescence is considered to be present to the extent that any prospective purchaser of this property for the proposed use as an office building should take into consideration the large amount of new construction either recently completed or "coming on-line" in the near future. This "spike" in additional square footage, which must be absorbed into the market, leasing costs, and subjectivity associated with projecting an absorption period for the subject are considered to be reflected in external obsolescence. This type of adjustment is analogous to considering new construction, where the value "upon completion" is in many instances, substantially less than the value "upon stabilization" due to the absorption and leasing costs to reach a level of stabilized income and expenses.

Real Estate Taxes and Assessed Values

The subject property is assessed by the City of Madison Assessor's Office. Assessed values are based upon the assessor's estimate of fair market value, typically through an application of a sales comparison approach, as well as an income approach when applicable. According to the state law in Wisconsin, the most reliable indication of the market value of a property is a recent sale of that property, if available.

As the subject property is utilized as a non-profit community facility it qualifies for tax-exempt status. Therefore, the property is not assessed and no real estate taxes are levied.

Real estate taxes are paid one year in arrears; for instance, 2024 taxes are due on January 31, 2025, or in four installments payable on January 31, March 31, May 31, and July 31, 2025. As it is difficult to project assessment trends in future years, investors are cautioned to consider the effects of a sharp increase, or "spike", in the assessed value in future years as a result of reassessments and/or property appreciation rates.

SECTION VI: HIGHEST AND BEST USE / VALUATION METHODOLOGY

Highest and Best Use Analysis

Since real estate value is determined by its use potential, the reported value estimates are based on the highest and best use of the property. An analysis of the highest and best use of a property provides the foundation for a thorough investigation of the interaction of market forces. The collection and analysis of the general data used to estimate property value provides the evidence on which a highest and best use conclusion is based.

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet four test criteria; namely, legal permissibility, physical possibility, financial feasibility, and maximal profitability.

1. Legally Permissible Uses - What uses are legally permitted on the subject site with respect to zoning ordinances and deed restrictions?
2. Physically Possible - What uses are physically possible on the subject site?
3. Feasible Uses - Of those uses determined to be physically possible and legally permissible, which ones will produce a positive return?
4. Highest Net Return - Of those uses that are feasible, legally permissible, and physically possible, which will produce the highest net return?

Estimating the highest and best use generally involves consideration of the subject property under two scenarios: *as vacant* land and *as presently improved*. The *as vacant* scenario assumes that the subject site is vacant or can be made vacant for development. The highest and best use *as improved* addresses whether the existing improvements are the best utilization of the property. The highest and best use of the underlying land may differ from that of the property as improved if the improvements do not constitute an appropriate use generating the highest net return to the land. The overall purpose of determining the highest and best use of the property is to identify the use that would be expected to produce the greatest site value.

When potential buyers contemplate purchasing real estate for personal use or occupancy, their principal motivations are perceived benefits of enhanced enjoyment, prestige, and privacy. Purchasers of investment property are frequently motivated by the promise of net income or capital accumulation and certain tax advantages. These investors are more directly concerned with feasibility, an indication that a project has a reasonable likelihood of satisfying their specific objectives. These objectives may include assured occupancy, establishing operating costs at a reasonable and acceptable level, and potential property appreciation.

"As If Vacant"

Legally Permissible

The site is zoned CC-T, Commercial Corridor - Transition District, per the City of Madison. Legally permissible uses would be those which fall within the constraints of the zoning parameters as previously discussed. If the site were vacant, the current zoning would legally encumber the site to be developed as per the municipal approvals currently in-place. Any other type of development would most likely be subject to rezoning and approvals. Given surrounding land use patterns, some type of commercial development would most likely be allowable, either by alternative zoning, variances, and/or municipal approvals.

Physically Possible

To be a physically possible use, the size, shape and topographical features of the site must be adequate in order to support any proposed or existing development. The subject property is situated on a site that contains approximately 112,060 square feet (2.57 acres) and is irregular in shape with predominately level topography.

The size of the site is sufficient to support the existing building. The shape and topography of the parcel do not appear to limit any legally permissible uses, either as currently zoned or under a scenario of rezoning (as if vacant) for some alternative type of development. The site is served with all necessary public utilities that should have sufficient capability to serve most forms of commercial development (consistent with surrounding land use patterns). It is assumed the site has adequate load-bearing capacities for development. Therefore, the physical aspects of the site do not appear to impose constraints that would restrict it from being developed under the highest and best use.

Financially Feasible and Maximally Productive Use

The last two elements pertain to financial feasibility and maximum profitability. The Highest and Best Use of the property, after meeting the first two constraints, must prove to be financially feasible and maximally productive. The use must be expected to produce a positive net income or rate of return to an investor. In order to provide maximum return, careful consideration must be given to any infrastructure costs to be incurred for the development, as well as various soft costs that will be incurred by the developer. The developer must consider the supply and demand characteristics of the local market and the potential users of the planned development for this area.

As vacant and after considering the previously discussed legally permissible and physically possible uses, it is the appraiser's opinion the most financially feasible and maximally productive use of the site would for some type of commercial development. Sufficient demand is considered to exist, as evidenced by survey data reviewed regarding vacancy rates, occupancy levels, past operating history of similar properties in the area, supply and demand characteristics in the immediate area, and development trends. An office development is considered to be consistent with surrounding land use patterns and should result in the highest underlying land value.

"As Improved"

The highest and best use of the subject facility as improved is for the continued use as the Salvation Army Office Building. This type of use is considered to provide the greatest return to the property as it is presently improved. Based upon the current layout and finishes, the property is classified as a Class C constructed office building with a Class C market orientation. Demand for the use is considered to exist, as evidenced by development patterns in the area, and overall supply and demand characteristics in the immediate area. This type of use is considered to provide the greatest return to the property, with consideration given to the improvements and current legal encumberments as per the existing zoning parameters

The Valuation Methodology will be developed next. The highest and best use analysis has formed the basis for comparison in the three approaches to value.

Valuation Methodology

The valuation process involves researching current market conditions and trends as well as collecting and analyzing specific site data relating to the subject property. Based upon the market and site-specific data obtained, an analysis of the subject's competitive position and market appeal may then be prepared. Value conclusions are drawn based upon this information and the informed judgment of the appraiser.

Valuation Approaches Defined

In the valuation of real estate, any one or any combination of the three traditional appraisal methods may be used. These three methods are known as the cost, sales comparison, and income approaches to value. All three approaches are based on the principle of substitution.

Cost Approach

The methodology of the cost approach suggests that the value of the property being appraised tends to be set by the cost of producing an equally desirable substitute property without undue delay. This approach entails the preparation of a replacement or reproduction cost estimate for the subject improvements new (maintaining comparable quality and utility) and then deducting for losses in value sustained through physical, functional, and economic obsolescence. The estimated land value is then added to the cost, as adjusted, to arrive at a final value estimate. The accuracy of the cost approach is determined to a large extent by the availability of data on land sales and construction costs as well as estimates of physical, functional, and economic depreciation. This approach is most accurate when used for a property that is improved to its highest and best use and where depreciation is of little consequence. It is most often used for newly constructed, proposed properties or for special purpose properties like hospitals, churches, or schools where data regarding the other two approaches is limited or not relevant.

Sales Comparison Approach

The methodology of the sales comparison approach suggests that the value of the property being appraised tends to be set by the cost of acquiring an equally desirable substitute property without undue delay. This approach requires a detailed comparison of sales of comparable properties to the subject property. The accuracy of this approach is determined to a large extent by the existence of and availability of data on recent sales of properties that are similar to the subject in use, location, age, size, quality, condition, and general appeal. Therefore, a sufficient number of comparable sale transactions must be available for analysis, and the information obtained including price, financial terms, and property description must be reasonably reliable. As such, this approach is most accurate when used for properties that have wide market appeal and are frequently bought and sold on the open market. It can be used with a variety of property types and is the only relevant approach in most vacant land appraisals.

Income Approach

The methodology of the Income Approach suggests that the value of the property being appraised tends to be set by the present worth of its future benefits. For rental properties, the future benefits are defined as the projected net operating income (i.e., cash flow before debt service) plus the net sales proceeds at disposition. The present worth of the future benefits may be estimated by the direct capitalization method or by a discounted cash flow (DCF) analysis. The accuracy of the income approach depends to a large extent on the availability of comparable rental data, vacancy rates, operating expenses, holding costs, and the perceived rate of return required by investors for the property type being analyzed.

VALUATION APPROACHES DEVELOPED

In this appraisal only the sales comparison and income capitalization approaches to value have been developed. Both approaches have relevance for the valuation scenario being developed for this report.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. Given the older age of the subject property, the limited vacant land sales in the subject area, and the subjectivity of depreciation, this approach was not considered to provide a credible value estimate and therefore was not utilized.

The **sales comparison approach** is developed to estimate the value of the property based upon a review of comparable sales. These comparables are considered to provide an indication of value for a similar product type. Relevant economic indicators were extracted from this approach to estimate the market value, and a range of values was developed due to the varying investor attitudes relative to owner-occupancy versus investment / leasing ownership. As the purchases of these types of properties are primarily based upon their income-producing potential, this approach will be used as a "check" against the income capitalization approach. The sales comparison approach has been developed to estimate the Market Value of the subject property in "As Is" condition.

The **income capitalization approach** is developed to estimate the market value of the property based upon its income producing potential. Consideration is given to a survey of market lease rates and the subject's lease rates; average vacancy rates within the market; the subject's projected operating income and expenses and industry survey data for average operating expenses; and capitalization and discount rates derived from comparable sales and survey data. This data will be used to estimate the Market Value of the subject property in "As Is" condition via a Static Cash Flow (SCF) analysis.

The cost approach will be developed first.

SECTION VII: COST APPROACH

Cost Approach

The cost approach is predicated on the assumption that an informed investor would pay no more for a property than the cost of producing a substitute property having the same utility, without undue delay. The basic steps of this approach are:

1. *Estimate the value of the site as though vacant.*
2. *Estimate the reproduction cost or replacement of the building and site improvements new.*
3. *Estimate the dollar amount of accrued depreciation resulting from physical deterioration (curable and incurable), functional obsolescence, and external (economic or environmental) obsolescence.*
4. *Deduct accrued depreciation from the cost new, and add the estimated site value.*
5. *For properties substantially leased, or in "going concern" situations, it is appropriate to account for the costs of achieving the current level of occupancy or utilization.*

The cost approach reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. Given the older age of the subject property, the limited vacant land sales in the subject area, and the subjectivity of depreciation, this approach was not considered to provide a credible value estimate and therefore was not utilized.

SECTION VIII: SALES COMPARISON APPROACH

Sales Comparison Approach

The "Sales Comparison Approach" is defined in *The Appraisal of Real Estate*, 15th Edition (sponsored by the Appraisal Institute) as:

> *Approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparable sales.*

Office properties such as the subject are classified as income-producing real estate. As such, the value is generally established by the annual cash flows and reversion value the property can be expected to generate. The sales comparison approach emphasizes the physical and economic elements of the subject property; however, it is usually not a *primary* indicator of value due to the varying economic factors specific to each property.

Accurate comparative analysis is made difficult by the financial complexity of most office building investments. Rates of return are significantly impacted by the property's potential for future income enhancement, financing terms, and the efficiency with which management is operating the building. Therefore, it is important to know current effective rental rates and rental projections, the extent to which the projected rates will be competitive within the market, projects both under construction and proposed within the competitive market at the time of sale, a general understanding of the market area's economic trends, and the prospects of enhancing income through more efficient management policies. Such information is rarely completely available and the abstracted data can consequently only provide a general indication of current investment trends. The major advantage of alternative valuation approaches such as the income capitalization approach is that typical investor requirements (in terms of anticipated returns and yields) are weighed against a more accurate projection of the property's future income potential, as supported within the immediate market.

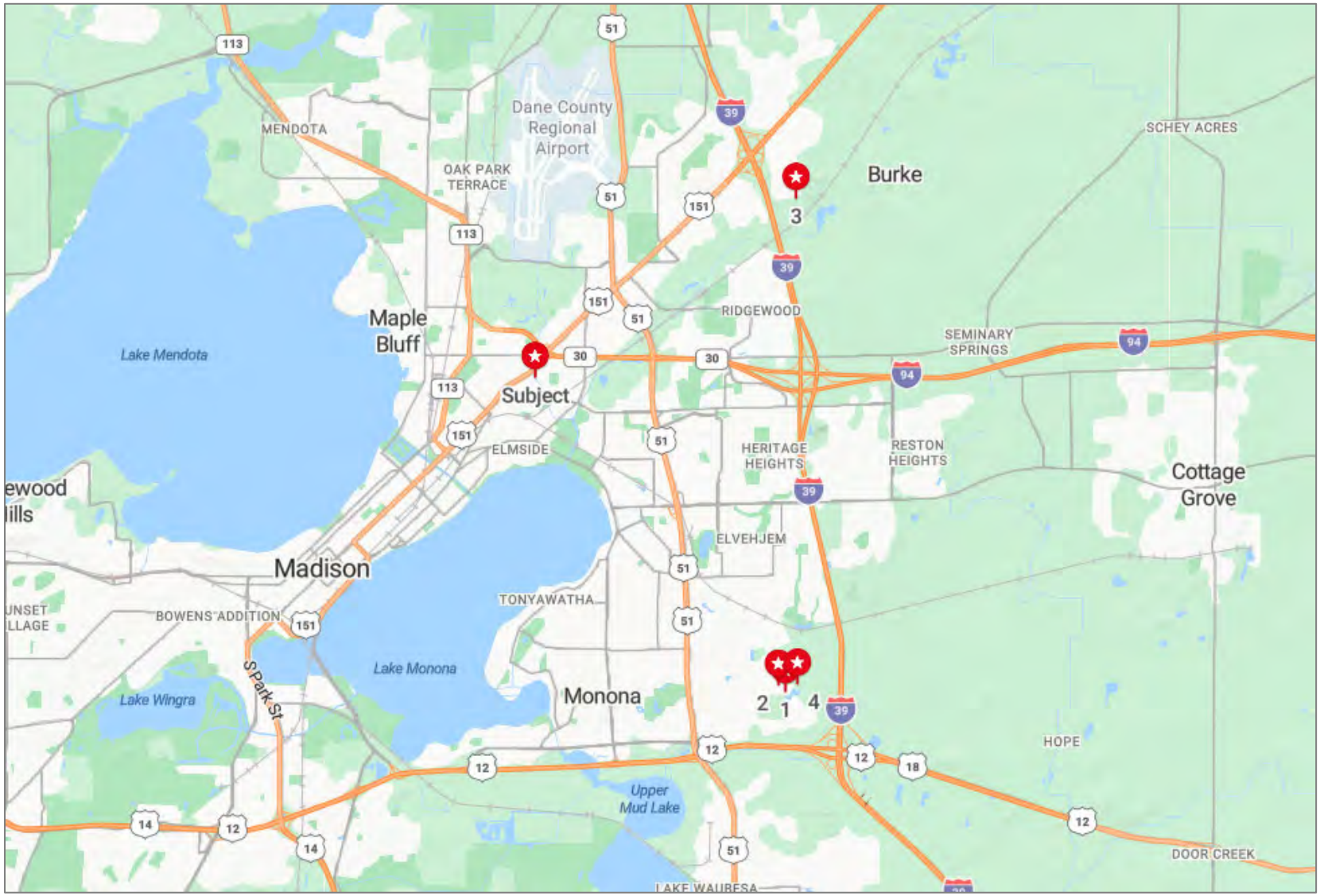
Comparable properties are best analyzed on a unit of comparison basis (e.g., per square foot, acre, etc.). By using the appropriate unit of comparison, the effect of varying property sizes can be mitigated. The most common unit of comparison for office properties such as the subject is the price per square foot of building improvements (including land). Analyzing these indicators most closely reflects the actions and decision processes of buyers and sellers in the marketplace.

COMPARABLE IMPROVED SALES

The sales comparison approach is developed to estimate the value of the property based upon a review of comparable sales. These comparables are considered to provide an indication of value for a similar product type. Relevant economic indicators were extracted from this approach to estimate the market value, and a range of values was developed due to the varying investor attitudes relative to owner-occupancy versus investment / leasing ownership. As the purchases of these types of properties are primarily based upon their income-producing potential, this approach will be used as a "check" against the income capitalization approach. The sales comparison approach has been developed to estimate the Market Value of the subject property in "As Is" condition. Please note, conventional office buildings do not contain daycare or gymnasium components.

A map of the comparable sales' locations is contained on the following page, followed by a summary of each comparable sale considered applicable.

Sales Location Map



Comparable Improved Office Sale #1

Property Identification			
Project Name:	5303 Fen Oak Office	**Address:**	5303 Fen Oak Drive
Property Type:	Office Building		Madison, WI



Building Description		Site Description	
GBA (sf):	33,516	**Size (sf):**	152,490
RBA (sf):	33,516	**Land-to-Building Ratio:**	4.55
Class:	Class B	**Zoning:**	PD
Construction Type:	Steel / Concrete	**Parking:**	116 surface stalls
Year Built:	2000	**Parcel Number:**	251/0710-221-0415-4
Stories:	1	**Site Improvements:**	Parking & Drives; Landscaping
Occupancy/Tenants:	0%/Single-Tenant		

Transaction Details		Economic Indicators	
Buyer:	Internation Brotherhood of Electrical Workers	**$/SF GBA:**	$88.61
Seller:	Hastings East Development LLC	**$/SF RBA:**	N/A
Date:	5/5/2023	**Proforma Cap Rate:**	N/A
Price:	$2,970,000	**Actual Cap Rate:**	N/A
Financing:	Conventional		
Verification:	CoStar Realty / Public Records		

Comments

This property is located in the World Dairy Center on Madison's southeast side. The building was originally constructed in 2000 and is currently vacant. Previous sale in 2015 - $5,075,000 leased by American Transmission Company is on a NNN lease with five years remaining on the lease; one five year renewal option, and annual rent of approximately $435,435, indicating a capitalization rate of 8.50%.

Comparable Improved Office Sale #2

Property Identification			
Project Name:	2820 Walton Commons	**Address:**	2820 Walton Commons
Property Type:	Office Building		Madison, Wisconsin



Building Description		Site Description	
GBA (sf):	35,491	**Size (sf):**	151,811
RBA (sf):	35,491	**Land-to-Building Ratio:**	4.28
Class:	B	**Zoning:**	PD
Construction Type:	Steel Framed	**Parking:**	Asphalt paved
Year Built:	1995	**Parcel Number:**	251/0710-221-0413-8
Stories:	1	**Site Improvements:**	Parking & Drives; Average Landscaping;
Occupancy/Tenants:	N/A / Multiple-tenant		

Transaction Details		Economic Indicators	
Buyer:	Beck's Enterprises of DC LLC	**$/SF GBA:**	$81.71
Seller:	Paradise Trust	**$/SF RBA:**	$81.71
Date:	7/19/2022	**Proforma Cap Rate:**	13.52%
Price:	$2,900,000	**Actual Cap Rate:**	N/A
Financing:	Conventional		
Verification:	Assessor/Public Records		

Comments

The Walton Commons Office Building is a single-story office building that was originally constructed in 1995. This office building is a multiple tenant office building. The building is classified as Class C construction with a Class B market orientation and contains a total gross building area of approximately 35,491 square feet.

Comparable Improved Office Sale #3

Property Identification			
Project Name:	American Family Insurance	**Address:**	2335 City View Drive
Property Type:	Office		Madison, WI



Building Description		Site Description	
GBA (sf):	50,400	**Size (sf):**	250,024
RBA (sf):	50,400	**Land-to-Building Ratio:**	4.96
Class:	Class B	**Zoning:**	SE
Construction Type:	Steel	**Parking:**	340 Surface Stalls
Year Built:	1999	**Parcel Number:**	251/0810-271-1501-4
Stories:	2	**Site Improvements:**	Parking & Drives; Landscaping
Occupancy/Tenants:	100% / Single-Tenant		

Transaction Details		Economic Indicators	
Buyer:	Aspire 700 Rayovac LLC	**$/SF GBA:**	$133.60
Seller:	American Family Mutual Insurance Company S.I	**$/SF RBA:**	$133.60
Date:	7/21/2023	**Proforma Cap Rate:**	N/A
Price:	$6,733,500	**Actual Cap Rate:**	N/A
Financing:	Conventional		
Verification:	CoStar / Public Records		

Comments

This two-story office building was originally constructed in 1999 and is located in along City View Drive. American Family Insurance owner occupied the building and vacated in 2022. The buyer will owner occupy the enitre building.

Comparable Improved Office Sale #4

Property Identification			
Project Name:	5459 Fen Oak Drive	**Address:**	5459 Fen Oak Drive
Property Type:	Office		Madison, WI



Building Description		Site Description	
GBA (sf):	31,801	**Size (sf):**	150,218
RBA (sf):	31,801	**Land-to-Building Ratio:**	4.72
Class:	Class B	**Zoning:**	PD
Construction Type:	Steel	**Parking:**	Surface Stalls
Year Built:	2006	**Parcel Number:**	251/0710-221-0409-7
Stories:	1	**Site Improvements:**	Parking & Drives; Landscaping
Occupancy/Tenants:	84.9% / Multiple-Tenant		

Transaction Details		Economic Indicators	
Seller:	Fen Oak LLC	**$/SF GBA:**	$121.91
Buyer:	Good Mazel LLC	**$/SF RBA:**	$121.91
Date:	11/18/2021	**Proforma Cap Rate:**	N/A
Price:	$3,876,915	**Actual Cap Rate:**	N/A
Financing:	Conventional		
Verification:	Seller Public Records		

Comments

The Fen Oak Office Building is a single-story office building that was originally constructed in 2006. This office building is a multiple tenant office building. The building is classified as Class C construction with a Class B market orientation and contains a total gross building area of approximately 31,801 square feet.

SALES SUMMARY CHART

#	Property Name	Sale Date	GBA (Sq Ft)	Total Sale Price	Price per SF	Year Built
1	**5303 Fen Oak Office**	May 2023	33,516	$2,970,000	$89	2000
2	**2820 Walton Commons**	Jul 2022	35,491	$2,900,000	$82	1995
3	**American Family**	Jul 2023	50,400	$6,733,500	$134	1999
4	**5459 Fen Oak Drive**	Nov 2021	31,801	$3,876,915	$122	2006
		Mean	**37,802**	**$4,120,104**	**$106**	
		Median	**34,504**	**$3,423,458**	**$105**	

ADJUSTMENT ANALYSIS

A general discussion of the adjustments made for these sales is provided within the following paragraphs. The first step in an analysis of office buildings is to select an appropriate unit of comparison from which adjustments and comparisons can be made. The unit of comparison applied in this analysis will be the sale price per square foot of gross building area. Each comparable sale utilized is adjusted accordingly to reflect the similarities or differences between the property types, as is shown on the Comparable Improved Sales Adjustment Grid at the end of this section. Adjustments to the comparable sales are taken for the sale's characteristics and the building's physical characteristics.

Sale Characteristics

The subcategories of adjustments prior to considering physical attributes include property rights transferred, financing, conditions of the sale, economic conditions, and time. Applying adjustments to the sale price of each comparable for these categories results in a current, cash terms, and transaction of equivalent property rights between typically motivated participants.

Property Rights Transferred

The comparable sales primarily represented arm's-length transactions, which involved the transfer of fee simple interest on an all cash or equivalent terms basis. No legal encumbrances were present which could be considered to have been a detriment or an enhancement to the appeal and marketability of title. Therefore, no adjustments were required for the property rights conveyed.

Financing

No adjustments are required if the terms and conditions of the comparable sale financing is considered to be typical for this type of transaction and indicative of market trends. Although, sales that transfer via land contract, with seller financing, etc. require a downward adjustment. Based upon the financing terms that could be verified, the comparable sales were sold for cash or cash equivalent terms. Therefore, the terms and conditions of these transfers did not require any financing adjustments.

Conditions of Sale

Sales that are sold within a portfolio, or properties are located within an area of high vacancies, crime problems, etc., which may have reflected a discounted sales price are adjusted upward in comparison to the subject property. Based on our understanding of each transaction, there appeared not to be significant extenuating circumstances that would warrant adjustments for most of the sales as the sales were arm's- lengths. Sale 1 was adjusted upward for occupancy at the time of sale.

Date of Sale

The comparable sales transactions occurred from November 2021 to July 2023. Upward adjustments of two percent annually are warranted due to the inherent increase in demand over time.

Physical Adjustments

After adjusting for all economic/transaction related differences, the appraiser analyzes the physical attributes of each comparable compared to the subject property. For adjustment purposes, only those physical differences that impact the price / value of a property are considered. Adjustment parameters include the building's age and condition, the site's location, building size, building architecture / design, density / land-to-building ratio, topography, and any additional amenities included in the property.

Building Age / Condition

The age and condition of a property at the time of sale affects the unit price; therefore, older buildings generally require an upward adjustment in comparison to the subject, while newer buildings would warrant a downward adjustment. The physical ages of the comparable buildings ranged from 19 to 30 years, while the subject property was constructed 63 years ago with multiple additions. Therefore, most of the comparable sales required downward adjustments.

Site Location

Location encompasses a number of issues, including locations within different sub-market areas, density, the character / condition of surrounding development, corner versus interior location, access, and visibility. Therefore, properties in a location with good access and exposure are considered superior to properties in less accessible locations. The location, and hence, demand and appeal for these types of facilities, can also be influenced by surrounding land use patterns, competing properties, and neighborhood influences (such as being located on the outer perimeter of a regional mall). A superior location will be reflected in increased lease rates, and hence, an increased net operating income per square foot.

Building Size

With respect to size, as the property increases in size the sales price per square foot typically decreases, with all other factors remaining equal. This is due to the diminishing marginal returns associated with each additional square foot added. The subject property contains 45,295 square feet of gross building area, while the comparable sales range in size from 15,280 to 35,491 square feet. As smaller buildings generally sell for a higher price per square foot a downward adjustment is required to compare to the subject property, while larger buildings require an upward adjustment. Although, a larger office building with a greater number of tenants will be more management intensive and sensitive to market fluctuations and potential vacancy and credit loss risk. This is also a function of the office building's relative market share. However, in a larger metropolitan market, a larger office building is less sensitive to minor fluctuations in supply and demand characteristics as compared to an inferior product in a secondary market. Once again, the income-producing potential appears to be the main determinant of the price paid for each property.

Building Architecture / Design

The type of construction and the design are factors that can affect the appeal and marketability of an office building. Buildings with a tilt-up, pre-cast concrete and steel frame will typically have a higher cost per unit. Assuming no forms of functional or economic obsolescence, this superior construction quality appears to generally be "recapturable" in the sale of these types of buildings, as compared to a generally lower cost steel frame / metal panel exterior building. Adjustments were made accordingly.

Density / Land-to-Building Ratio

Properties with a higher land to building ratio are considered superior, while properties with a lower land to building ratio are considered inferior as they have limited ability for future development or expansion unless adjacent lands are acquired. Typically, suburban office buildings have a higher land to building ratio than central business district office buildings which cover a majority of the site. The subject property has a land to building ratio of 2.47:1. Those properties with significantly lower land to building ratios than the subject are considered inferior, while those with higher ratios are considered superior.

Parking

The presence or absence of parking is considered as buildings that offer underground parking or attached / detached garages are considered superior to buildings which only offer surface parking. The subject property has surface and covered parking.

Topography

Topography adjustments include considerations for sites that have excessive site preparation costs, unusable areas, or appealing aesthetics such as a pleasing view. No adjustments were needed in this category as the comparable sites' topography was similar to the subject site's topography.

Amenities

Adjustments are also considered for sprinkler systems, air conditioning, ceiling heights, overall quality of construction, and finished basement space. The presence of these amenities will typically allow for greater marketability and appeal of these types of properties. It should be noted that consideration has been given to the fact that a disproportionate ratio of these amenities, such as office buildout, excessive ceiling heights, and unique built-in amenities, can result in functional and/or economic obsolescence. Most of sale comparables were adjusted upward as the subject facility has basement storage.

SALES COMPARISON APPROACH CONCLUSION

The estimate of market value for the subject building through the sales comparison approach is supported from recent sales of like-kind office buildings, similar in character to the property use represented by the subject's improvements. The original sales price per square foot of gross building area for the comparable properties ranged from a low of $82 to a high of $134 (rounded), indicative of the varying levels of rental rates and effective age and condition of the comparable sales. The following page contains a summary of the adjustments considered.

"AS IS' CONDITION"

After considering all factors of adjustment and, a unit value of $80 per square foot is indicated:

Subject's Estimated Value - "As Is"				
45,295	Sq Ft @	**$80**	per Sq Ft =	**$3,623,600**
			Total (Rounded)	**$3,620,000**

COMPARABLE IMPROVED SALES ADJUSTMENT GRID

The Salvation Army Facility 3030 Darbo Drive, Madison, WI					
Sale #	**1**	**2**	**3**	**4**	
Sale Price per Sq Ft (GBA)	**$89**	**$82**	**$134**	**$122**	
Sale Characteristics:					
Property Rights	0%	0%	0%	0%	
Financing	0%	0%	0%	0%	
Conditions of Sale	10%	0%	0%	5%	
Date of Sale	4%	6%	4%	8%	
Total Sale Adjustments:	**14%**	**6%**	**4%**	**13%**	
Adjusted Price per Sq Ft	**$101**	**$87**	**$139**	**$138**	
Physical Characteristics:					
Building Age / Condition	-10%	-10%	-20%	-20%	
Location	-5%	-5%	-5%	-5%	
Building Size	0%	0%	0%	0%	
Building Architecture / Design	-10%	-10%	-10%	-10%	
Density/Land-to-Building Ratio	-5%	-5%	-5%	-5%	-5%
Parking	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	
Amenities	5%	5%	5%	5%	
Total Physical Adjustments	**-25%**	**-25%**	**-35%**	**-35%**	
Final Adjusted Price per Sq Ft	**$76**	**$65**	**$90**	**$90**	
Total Adjustment %	**-15%**	**-21%**	**-32%**	**-27%**	

Unit Values	Unadjusted	Adjusted	Subject's Estimated Value - "As Is"				
Mean per Sq Ft	$106	$80	**45,295**	Sq Ft @	**$80**	per Sq Ft =	**$3,623,600**
Median per Sq Ft	$105	$83				**Total (Rounded)**	**$3,620,000**

SECTION IX: INCOME CAPITALIZATION APPROACH

Income Capitalization Approach

The "Income Capitalization Approach" is defined in *The Appraisal of Real Estate*, 15th Edition (sponsored by the Appraisal Institute) as:

> *Approach through which an appraiser derives a value indication for income-producing property by converting anticipated benefits, i.e. cash flows and reversions, into property value. This conversion can be accomplished in two ways: One-year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; secondly, the annual cash flows may be discounted for the holding period and the reversion at a specified yield rate.*

Office buildings such as the subject property can generally be classified as owner-occupied real estate or income-producing real estate. Income-producing real estate is typically developed, owned, and operated with the objective of creating value by renting space to users who will pay rental rates high enough to cover all operating expenses, fixed expenses, and a profit on, as well as a return of, the original investment. Therefore, the value of income-producing real estate will typically be determined by the amount of net income the property can be expected to generate, as well as the rates of return on alternative investments available to potential buyers. An analysis of the income-generating characteristics of the subject property and how they impact the net income available for providing a return on, and a return of, the original investment is typically considered paramount to potential buyers. Therefore, the income capitalization approach will serve as one of the primary indicators of market value for the subject property.

The income capitalization approach will be developed to estimate the value of the property based upon its income producing potential. Consideration was based upon the market rental rates, historic and projected vacancy rates, historic and projected operating income and expenses, and market-derived capitalization rates.

We have developed the estimate of value in the Income Capitalization Approach with a static cash flow analysis. The direct capitalization method is appropriate in the valuation of the subject property due to the anticipated stability of rental rates (in a leasing scenario). These factors are easily modeled in a stabilized year to produce a reliable indication of value. The direct capitalization technique consists of making appropriate income and expense assumptions based on historic indicators and market terms, generating a stabilized income statement, and choosing a capitalization rate reflective of investor expectations to convert the cash flow estimate into an indication of value.

In developing this approach, the appraiser analyzed:

- The subject's current and proposed lease rates
- Market rental rates determined via a survey of comparable rental properties
- Projected vacancy and collection losses
- The subject's projected operating expenses and industry survey data on typical expenses
- Capitalization rates via comparable sales and national survey data

Income Analysis

The Office Market Analysis section of this report discussed office market conditions and specifically, considered and analyzed the competitive market position of the subject as regards attainable rental rates which could be realized, potential absorption, and tenant improvement costs which would be necessary to sustain and attract prospective tenants. The office lease rates in the subject's market area range from $11.50 to $12.00 per square foot on NNN terms, $15.25 to $20.00 per square foot on gross terms, and one comparable at $13.00 to $14.00 on gross+ terms, varying primarily based on size and location. The warehouse lease rates range from $7.00 to $7.50 per square foot on NNN terms and $9.00 to $9.75 per square foot on gross+ terms, varying primarily based on size and location.

As the facility is owner-occupied, the interest appraised includes the Fee Simple estate only. Therefore, the Market Value of the Fee Simple interest has been estimated based upon market lease terms. We have estimated blended market lease rates based upon the following allocations:

Market Rent Calculations				
1st Fl. Office	15,901	@	$11.00	$174,910
1st Fl. Office	6,152	@	$13.75	$84,594
Gymnasium	10,295	@	$8.25	$84,935
Office - LL	6,152	@	$6.88	$42,297
Blended	38,501		$10.04	$386,737

***Based upon Net Rentable Area (85% efficiency ratio)**

The annual gross potential income is estimated to be $386,737 in the Fee Simple condition based upon our market lease rates which will be utilized within our Static Cash Flow Analysis. The following chart indicates the estimate of gross potential income for the subject property based upon the market lease rates:

The Salvation Army Facility
3030 Darbo Drive, Madison, WI

Suite # / Tenant Space	Tenant	Terms	Esc.	Lease Suite (SF)	Market Lease Rates		
					Per SF	Monthly	Annual
1st Fl. Office	Owner-Occ	NNN	TBD	15,901	$11.00	$14,576	$174,910
1st Fl. Office	Owner-Occ	NNN	TBD	6,152	$13.75	$7,050	$84,594
1st Fl. Gymnasium	Owner-Occ	NNN	TBD	10,295	$8.25	$7,078	$84,935
LL Office	Owner-Occ	NNN	TBD	6,152	$6.88	$3,525	$42,297
TOTALS				**38,501**	**$10.04**	**$32,228**	**$386,737**

Vacancy Analysis

A vacancy and collection loss allowance of 8% has been projected. These types of allowances for vacancy and collection loss are considered to be representative of local market parameters for these types of properties, and gives credence to the historical occupancy levels at the similar properties within the subject area. Due to the overall age, condition and location, and the leases in place, an 8% vacancy and collection loss factor is considered to be reasonable for this facility.

Effective Gross Income

After considering lease rates for the subject and deducting the estimated vacancy and collection loss, the effective gross income is indicated at $355,798.

Operating Expense Assumptions

A fair representation of the most reasonable operating expenses for the subject property was obtained from industry survey data (such as BOMA, the Building Owners and Management Association's Experience Exchange Report), comparable local office properties, and projected operating data and projections by the owner. We have also discussed typical expense ratios with local brokers and owners to test the "reasonableness" of our projections. The subject's income and expense history is contained in the following chart.

The subject's lease will be based on net terms; in net term scenarios the tenant is responsible for all operating expenses. Therefore, the general expense categories utilized in the static cash flow analyses are as follows:

- Repairs (net to structural) have been allocated at $0.50 per square foot of gross building area
- Professional fees have been allocated at 2.0 percent of the effective gross income
- Miscellaneous expenses have been estimated at 1.0 percent of the effective gross income
- Reserves for replacement are allocated at $0.25 per square foot of gross building area

Total Operating Expenses

The total operating expenses have been estimated at $44,645, or 12.55 percent of the effective income. Under a net lease arrangement, ratios typically range from 5 to 25 percent; under gross plus utility scenarios ratios typically are approximately 25 to 40 percent, dependent upon expenditures associated with structural repairs, leasing commissions, and legal/administrative expenses.

Net Operating Income

After subtracting the projected operating expenses from the effective gross income, a net operating income of $311,153. This allocation is within market parameters for NNN lease rates as discussed previously (when consideration is given to a 5 to 25 percent deduction for typical operating expenses).

Selection of the Capitalization Rate

The appraiser must select an Overall (or Going In) Capitalization Rate for the analysis. Capitalization rates are typically extracted from three sources: the Band of Investments, survey data from reliable industry sources, and extracted rates from comparable sales. The following pages will provide additional explanations of each source utilized.

Band of Investment

The appraiser has developed an overall capitalization rate based upon typical conventional financing, as well as reviewing capitalization rates indicated through survey publications. Comparable sales data also provided additional capitalization rate support for the Band of Investment and the survey data.

A survey of lenders has indicated that commercial mortgages more than $1 million are available at 7.00% to 8.00%. The wide variance in mortgage rates is due to the availability of monies and the various financing alternatives currently available. The typical amortization period is 20 to 30 years with a 70% to 80% loan to value ratio, and a 3 to 10 year call. A mortgage rate of 6.50% will be applied as within the most commonly quoted range for this type of property, with a 25-year amortization and a 3-year call.

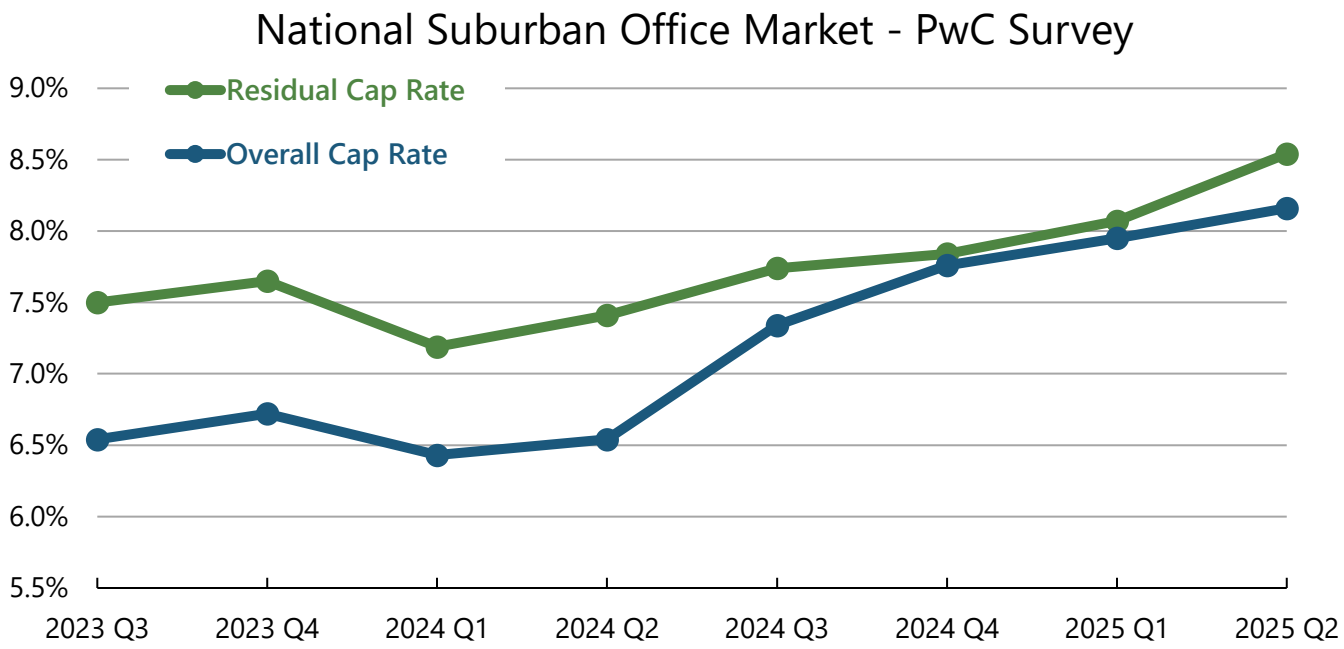
The Equity Rate (Equity Dividend Rate) was estimated by surveying short-term capital money market instruments (typically of one-year duration or less), as well as free and clear equity capitalization rates. This is typically a good indication of the equity return that investors are demanding. Free and clear equity capitalization rates are reportedly in the range of 5.00% to 11.00%. An additional risk premium would be added to the short-term capital money market instrument rates, due to the lack of liquidity of real estate and the uncertainty of the future cash flows associated with an income producing property. The equity yield rate for the subject was estimated at 10.00%.

Capitalization Rate Worksheet *Conventional Financing*					
Input Variables					
Mortgage Interest Rate	6.50%				
Loan Terms	25	Years			
Loan To Value Ratio	75%				
Debt Coverage Ratio	1.30				
Equity Dividend Rate	10.00%				
Band of Investment					
Mortgage Constant		Loan Ratio		Mortgage Component	
0.0810249	X	75%	=	0.060769	
Equity Dividend Rate		Equity Ratio		Equity Component	
10%	X	25%	=	0.025	
		Capitalization Rate		**8.58%**	
Debt Coverage Ratio Analysis					
Debt Coverage Ratio		LTV		Mortgage Constant	
1.30	X	75%	X	0.0810249	= 0.078999
		Capitalization Rate		**7.90%**	

PwC Survey Data

The PriceWaterhouseCooper (PwC) Real Estate Investor Survey reports quarterly on investment activity in major markets across the country. For this appraisal, we have examined the overall (going-in) and terminal (residual) capitalization rate data reported by the survey for the national suburban office market. The following table displays the range of rates reported during the Second Quarter 2025 survey, categorized by respondents.

The range of all **overall** capitalization rates reported was 5.00 to 10.00 percent, with an average of 8.16 percent for the most recent survey results. The range of all **terminal** capitalization rates reported was 6.25 percent to 10.00 percent, with an average of 8.54 percent. The overall capitalization rates for the national medical office buildings range from 5.50 to 10.00 percent, with an average of 7.20 percent. The following graph displays historical average rates as reported by the PwC survey each quarter during the past three years.



Comparable Sales

The best indication for a capitalization rate, for comparable purposes, are from existing sales within the market area of the subject property. Although the sale transactions are available through public records, the income and expenses which these properties generate are considered to be confidential and not public information, though the appraisers attempt to obtain data pertaining to each comparable sale in order to extract the capitalization rate. Additional support is obtained through discussions with area real estate investors and professionals.

Capitalization rates were not available for any of the sales utilized within the Sales Comparison Approach. Comparable sales with higher capitalization rates and lower gross rent multipliers represent older properties that may have had high vacancies, deferred maintenance, or inferior locations. Extracted capitalization rates from additional sales within the subject's market area range from 5.71% to 11.00%, which are contained within the following chart. Comparable sales with higher capitalization rates are older properties that may have had high vacancies, deferred maintenance, or inferior locations.

Additional Office Building Capitalization Rates

#	Comparable Sale	Sale Date	GBA (Sq Ft)	Total Sale Price	Price PSF Total	Cap Rate	Year Built
	34 Schoeder Square Madison, WI	10/22/2024	54,276	$5,100,000	$93.96	9.86%	2008
	1211 Dolphin Court Waukesha, WI	7/10/2024	21,500	$4,900,000	$227.91	7.50%	2016
	10050 South 27 Street Oak Creek, WI	1/25/2024	44,160	$6,660,000	$150.82	7.25%	2008
	890 Spruce Street Baldwin, WI	7/31/2024	17,000	$2,280,000	$134.12	8.70%	2001
	1703 South Oneida Street Appleton, WI	11/4/2024	10,500	$1,550,000	$147.62	8.50%	2008
	8831 West Greenfield Avenue West Allis, WI	9/1/2023	6,840	$345,000	$50.44	11.00%	1972
	161 S 1st Street Milwaukee, WI	7/27/2023	22,024	$3,100,000	$140.76	10.69%	2007
	116 South Adams Street Green Bay, WI	6/22/2023	31,314	$2,700,000	$86.22	7.50%	1925
	2945 Triverton Parkway Fitchburg, WI	5/22/2023	17,004	$2,650,000	$155.85	7.10%	1995
	6417 Normandy Lane Madison, WI	Active	18,563	$1,690,000	$91.04	8.95%	1994
	5007 Howell Avenue Milwaukee, WI	Active	60,000	$8,500,000	$141.67	8.35%	1990
	1325 Walnut Ridge Drive Hartland, WI	Active	30,256	$4,000,000	$132.21	8.00%	1999
	20875 Crossroads Circle Waukesha, WI	Active	49,011	$3,900,000	$79.57	8.18%	1988
	150 N Sunny Slope Road Brookfield, WI	Active	51,432	$2,600,000	$50.55	8.23%	1979
	20300 Water Tower Blvd Brookfield, WI	Active	44,052	$3,800,000	$86.26	8.25%	1999
	155 South Executive Drive Brookfield, WI	Active	36,960	$2,300,000	$62.23	5.71%	1990
		Mean:	**32,181**	**$3,504,688**	**$114.45**	**8.36%**	
		Median:	**30,785**	**$2,900,000**	**$113.08**	**8.24%**	

Many of the capitalization rates within the market do not include an allocation for reserves within the total expenses. There are two common methods of capitalization in regards to the treatment of reserves: 1) capitalizing the net operating income after a deduction for reserves, and 2) capitalizing the net operating income before (excluding) reserves. Method 2 would typically indicate a higher capitalization rate than method 1.

Capitalization Rate Conclusion

The previous sources indicate a range of overall capitalization rates as follows:

Band of Investment	7.90 to 8.58 percent
Survey Data	5.00 to 10.00 percent
Comparable Sales	5.71 to 11.00 percent

Based upon this data, an overall capitalization rate of 8.75 percent is considered reasonable for the subject.

Income Capitalization Approach Conclusion

The projected cash flows resulting from the income and expense assumptions discussed earlier are processed into an indication of value for the subject in the projected cash flows, presented on the following page.

Static Cash Flow Analysis

Capitalizing the projected stabilized net operating income of $311,153 at 8.75% indicates a market value of **$3,560,000** (rounded).

STATIC CASH FLOW ANALYSIS

The Salvation Army Facility 3030 Darbo Drive, Madison, WI		
Total Potential Gross Income		$386,737
Less: Vacancy & Collection Loss		8.00%
Effective Gross Income		**$355,798**
Variable / Operating Expenses:		
Repairs / Maintenance (Net to Structure)		$22,648
Administrative Expenses:		
Management Fee		$0
Professional Fees		$7,116
Leasing Commissions		$0
Miscellaneous		$3,558
Capital Expenses:		
Tenant Improvements		$0
Reserves		$11,324
TOTAL EXPENSES		**$44,645**
Expense Ratio		*12.55%*
Expenses per Square Foot		*$0.99*
NET OPERATING INCOME		**$311,153**
NOI Per Square Foot		*$6.87*
Going-In Cap. Rate	8.75%	
Final Value "As Is"		$3,556,033
ROUNDED		**$3,560,000**
Per Sq Ft of Gross Building Area	*45,295*	*$79*
Per Sq Ft of Rentable Building Area	*38,501*	*$92*

SECTION X: RECONCILIATION AND FINAL VALUE CONCLUSIONS

Reconciliation and Final Value Conclusions

Reconciliation is the portion of an appraisal where the various approaches to value are weighed to judge their reliability with respect to valuing the subject. Emphasis is usually placed on the approach, or approaches, that seem to best estimate the market value of the subject property. The values for the subject indicated by our valuation analysis are as follows:

The Salvation Army Facility 3030 Darbo Drive, Madison, WI	
Fee Simple Market Value as of	"As Is" 5/28/2025
Cost Approach	
Building Improvements including Land	Not Developed
Sales Comparison Approach	
Building Improvements including Land	$3,620,000
Income Capitalization Approach	
Building Improvements including Land	$3,560,000
FINAL RECONCILED VALUE	
Building Improvements including Land	**$3,600,000**
Financial Indicators - Fee Simple	
Market Value per Sq Ft	$79.48
Effective Gross Income per Sq Ft	$7.86
Net Operating Income per Sq Ft	$6.87
Expense Ratio	12.55%
Capitalization Rate	8.75%

In this appraisal only the sales comparison and income capitalization approaches to value have been developed. Primary weight was placed upon the Income Capitalization Approach with secondary weight upon the Sales Comparison Approach. The value of office buildings is based upon their income-producing potential when leased and supported by sales of similar properties within the market area.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. Given the older age of the subject property, the limited vacant land sales in the subject area, and the subjectivity of depreciation, this approach was not considered to provide a credible value estimate and therefore was not utilized.

The **sales comparison approach** is developed to estimate the value of the property based upon a review of comparable sales. These comparables are considered to provide an indication of value for a similar product type. Relevant economic indicators were extracted from this approach to estimate the market value, and a range of values was developed due to the varying investor attitudes relative to owner-occupancy versus investment / leasing ownership. As the purchases of these types of properties are primarily based upon their income-producing potential, this approach will be used as a "check" against the income capitalization approach. The sales comparison approach has been developed to estimate the Market Value of the subject property in "As Is" condition.

The **income capitalization approach** is developed to estimate the market value of the property based upon its income producing potential. Consideration is given to a survey of market lease rates and the subject's lease rates; average vacancy rates within the market; the subject's projected operating income and expenses and industry survey data for average operating expenses; and capitalization and discount rates derived from comparable sales and survey data. This data will be used to estimate the Market Value of the subject property in "As Is" condition via a Static Cash Flow (SCF) analysis.

This report and the value estimate contained within are subject to the Assumptions and Limiting Conditions contained herein.

SECTION XI: LIMITING CONDITIONS AND CERTIFICATION

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions and limiting conditions.

1. No investigation has been made of, and no responsibility is assumed for, the legal description or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements, or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.
3. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government of private entity of organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
4. Full compliance with all applicable federal, state, and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.
5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions, which occur subsequent to the date hereof.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described at that there is no encroachment or trespass unless otherwise stated in this report.
7. Responsible ownership and competent property management are assumed.
8. The allocation, if any, in this report of the total valuation between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.
9. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property and no responsibility is assumed for their accuracy. No independent surveys were conducted.
10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal, or other subsurface mineral and use rights or conditions.
12. Cost estimates provided herein in the cost approach (if applicable) to value section are based on typical average replacement costs for similar utility of buildings. These costs are used only for the purpose of appraisal analysis. They should not be misconstrued as an exact cost to complete or rebuild this project. This is an appraisal estimate only.

14. The appraisal is made for valuation purposes only. It is not intended nor to be construed to be an engineering report. The appraiser(s) is (are) not qualified structural engineers, therefore are not qualified to judge the structural integrity of the improvements. Consequently, no warranty, representations or liability are assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including HVAC systems. Should there be any questions concerning same, it is strongly recommended that an engineering/construction inspection be obtained. The value estimate(s) is predicated on the assumption that all improvements, equipment and building services are structurally sound and suffer no concealed or latent defects or inadequacies.

15. Neither Meicher Real Estate LLC nor any individuals signing or associated with this report shall be required by reason of this report to give testimony or appear in court or other legal proceedings unless specific arrangements therefore have been previously made.

16. This report has been made only for the purpose stated and shall not be used for any other purpose. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of Meicher Real Estate LLC or any individuals signing or associated with this report, or the professional associations for organizations with which they are affiliated) shall be disseminated to third parties by any means without the prior written consent and approval of Meicher Real Estate LLC. The report may not be used for SEC filings.

17. The date of value to which the conclusion and opinion expressed in this report applies will be set forth in the letter of transmittal. The value opinion is based on the purchasing power of the United States' dollar as of the effective date of the value estimate(s).

18. Unless otherwise stated in this report, I (we) did not observe the existence of hazardous material, which may or may not be present on the property. I (we) have no knowledge of the existence of such materials on, or in, the property; however, we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, or in, the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

19. If the property being appraised is part of a larger tract, any values reported relate only to the portion being considered and should not be misconstrued as applying with equal validity to other portions of the larger tract.

20. Any projections of market or future rents, expenses, net operating income, mortgage terms, capital outlays, inflation, capitalization rates, or discount rates, are intended solely for analytical purposes and are not to be misconstrued as predictions by Meicher Real Estate LLC. They represent the judgment of the authors only as to the assumptions typically used by the market participants, and their accuracy is in no way guaranteed.

21. Unless otherwise stated, the values presented in this report exclude furniture, fixtures, and equipment (FF&E) and machinery and equipment (M&E) present (or to be present) in the property.

22. If improvements or renovations are proposed, this report specifically assumes completion within the time frame outlined herein. Should there be any subsequent changes or delays to the construction or renovations schedule, this may or may not materially alter the value conclusions presented. As we cannot be held responsible for these circumstances, if they do occur, we reserve the right to review any changes and may make the necessary modifications to the analysis at an additional charge.

23. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

24. Unless otherwise agreed upon in writing (via contract or engagement for services), the client(s) upon accepting the appraisal, shall indemnify and hold harmless Meicher Real Estate, LLC and/or its individual staff members from and against all damages, expenses, claims, demands and costs; including legal fees and/or court costs.

25. Unless otherwise agreed upon in writing (via contract or engagement for services), the maximum damages recoverable from Meicher Real Estate LLC relative to this engagement shall be the amount of the moneys actually collected by Meicher Real Estate LLC for this assignment and under no circumstances shall any claim for consequential damages be made. In addition, there is no accountability or liability to any third party.

26. The by-law's and Regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each appraisal signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal was prepared may distribute copies of this appraisal, in its entirety, to such third parties as may be selected by the party for whom this appraisal was completed, but shall not be given to third parties without the prior written consent of the signatory of this appraisal. Further, neither all nor any part of this appraisal shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communications without the prior written consent of the signatory of this appraisal.

27. Any controversy or claim arising out of or relating to this appraisal report or the services provided by Meicher Real Estate LLC pursuant thereto (including any such matter involving any parent, subsidiary, affiliate, successor in interest, assignee, or agent of the Company or of Meicher Real Estate LLC) shall be submitted first to voluntary mediation, and if mediation is not successful, then to binding arbitration, in accordance with the dispute resolution procedures set forth in Annex 1 hereto. Judgment on any arbitration award may be entered in any court having proper jurisdiction.

28. No recipient shall be relieved of the effect of, or its obligations under, any assumption or limiting condition hereof without the express written consent of Meicher Real Estate LLC.

29. Acceptance of and/or use of this report constitutes acceptance of all of the foregoing Assumptions and Limiting Conditions.

Privacy Notice

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as “nonpublic personal information” about you or your Client. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in provided appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A discloser required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able assist you with your needs. In order to protect you nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Certification

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF...

1. The statements of fact contained in this report are true and correct and I have not knowingly withheld any significant information
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, unbiased professional analyses, opinions, and conclusions
3. I have no interest, present or prospective, in the property that is the subject of this report or to the parties involved
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
5. I have previously appraised the subject property within the last three years
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal
8. My analyses, opinions, and conclusions that were developed and this report that has been prepared are in conformity with the requirements of the Code of Professional Ethics and the Supplemental Standards of Professional Practice of The Appraisal Institute and the Uniform Standards of Professional Appraisal Practice
9. The use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives
10. As of the date of this report, I have completed the requirements of the continuing education program of the State of Wisconsin
11. I made a physical inspection of the subject property on May 28, 2025
12. William Mueller, an Appraiser Trainee for this firm, provided significant professional assistance
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or The Appraisal Institute or the MAI or RM designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned
14. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan



Kevin F. Meicher
Wisconsin Certified General Appraiser #758



William P. Mueller
Appraiser Trainee

SECTION XII: ADDENDUM

Engagement Letter

MEICHER
REAL ESTATE LLC
COMMERCIAL REAL ESTATE APPRAISAL SERVICES

May 19, 2025

Salvation Army of Dane County
Michael Sjogren, Major
Area Coordinator
3030 Darbo Drive
Madison, WI 53714
Email: Kristina.sjogren@usc.salvationarmy.org
Phone: 217-316-1656

RE: Engagement Letter for appraisal services of the Salvation Army Office Building located at 3030 Darbo Drive, Madison, Dane County, Wisconsin.

Dear Mr. Sjogren,

Pursuant to your request, we are pleased to submit an engagement letter for the appraisal of the Salvation Army Office Building located at 3030 Darbo Drive, Madison, Dane County, Wisconsin.

The appraisal services shall be prepared for Michael Sjogren, Major of Salvation Army of Dane County and is for the sole and exclusive use of Salvation Army of Dane County, and/or their affiliates. We request that you seek our written authorization before releasing the report to any party other than those referenced.

The purpose of the Appraisal Report will be for internal decision-making purposes. This appraisal will develop an "As Is" Market Value as of the date of inspection. The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The reports are subject to our Statement of Limiting Conditions and Appraiser Certifications which are attached to all appraisals prepared by this office.

The estimated completion date is projected to be within three to four weeks.

We will furnish you with an electronic copy of the Appraisal Report in PDF format, and paper copies if requested. Our fee for the appraisal will be [redacted] These charges include all out-of-pocket expenses. The following information is requested for the appraisal (any changes / revisions from 2023):

- Site plan
- Building floorplans
- Current rent roll
- Copies of leases and letters of intent
- Income & expense history – 5 years (building related only)
- Sales history – if any within the past 5 years
- Summary of mechanicals
- Summary of renovations / capital improvements
- Tax Parcel Number(s)
- Any other data in your files that may be relevant for valuation purposes

Additional consulting services, including testimony work, will be charged at an hourly rate of $250 for the additional time. The professional fees as indicated above are due upon completion of consulting services or delivery of the appraisal report.

We will proceed with the preparation of this consultation and/or appraisal upon receipt of a signed copy of this letter. If you have any questions about anything contained within this letter, please give us a call.

Sincerely,

Kevin F. Meicher
Meicher Real Estate

Accepted By:

Mr. Michael Sjogren, Major

5/22/25
Date

1480 Oak Opening Dr.
Stoughton, Wisconsin 53589

Phone: (608) 833-3176
Email: kevin@mreappraisal.com

Assessor's Information

FOR CURRENT CITY OF MADISON PROPERTY INFORMATION,
go to: City of Madison Assessors

Due to recent city of Madison software deployments, Access Dane may not be up to date with City of Madison property information.
City and County staff are working to resolve the data sharing issues as quickly as possible. This notice will be taken down once the issue is resolved.

Parcel Number - 251/0710-052-1005-1

Current

Parcel Parents

Summary Report

Parcel Summary

For parcel summary information (owner names, primary address, billing address), visit the City of Madison Assessor's website

Contact or visit the City of Madison Assessor's Office:

608-266-4531 | assessor@cityofmadison.com

210 Martin Luther King Jr Blvd. Room 103, Madison, WI 53703

Municipality Name	CITY OF MADISON
Parcel Description	CERTIFIED SURVEY MAP NO 7652 RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 40 PAGE 47 OF CERTIFIED SURVEYS EXCEPT THAT PART AS DESC IN PARCEL 1, TRANSPORATION PROJECT NO. 53W0348-4.01; LOT 2, EXCEPT THAT PART CONVEYED IN DOC 5424962 FOR NEW PUBLIC CITY STREET.

Show Municipal Contact Information

Assessment Detail

Less

« Newer Older »

Assessment Year	2024	2023
Valuation Classification	G2	G2
Assessment Acres	0.000	0
Land Value	$0.00	$0.00
Improved Value	$0.00	$0.00
Total Value	$0.00	$0.00
Average Assessment Ratio	99.230000	99.440000
Estimated Fair Market Value	$0	$0
Valuation Date		

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information contact:
City of Madison Zoning | 608-266-4551

District Information

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Parcel Maps



DCiMap | Google Map | Bing Map

Tax Information

This Tax Information and Payment data comes directly from the City of Madison.
Please contact the City Treasurer's Office with questions, treasurer@cityofmadison.com or (608) 266-4771. Please click here to check the City of Madison's site for this parcel.

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2024		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$0.00	$0.00	$0.00
Taxes:		$0.00
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$0.00

2024 Tax Info Details | Tax Payment History

Recorded Documents

No recorded documents found.

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0710-052-1005-1. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Dane County Land Information Office

Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

City of Madison Property Information
Property Address: 3030 Darbo Dr
Parcel Number: 071005210051

Information current as of: 5/28/25 06:00AM

OWNER(S)

THE SALVATION ARMY

5550 PRAIRIE STONE PKWY
HOFFMAN ESTATES, IL 60192

REFUSE COLLECTION

District: 03B

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	$0	$0	$0
2025	$0	$0	$0

2024 TAX INFORMATION

Net Taxes:	$0.00
Special Assessment:	$0.00
Other:	$0.00
Total:	$0.00

PROPERTY INFORMATION

Property Type:	Commercial exempt	Property Class:	Exempt
Zoning:	CC-T	Lot Size:	112,060 sq ft
Frontage:	571 - Darbo Dr	Water Frontage:	NO
TIF District:	0	Assessment Area:	9914

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

Property Information Questions?

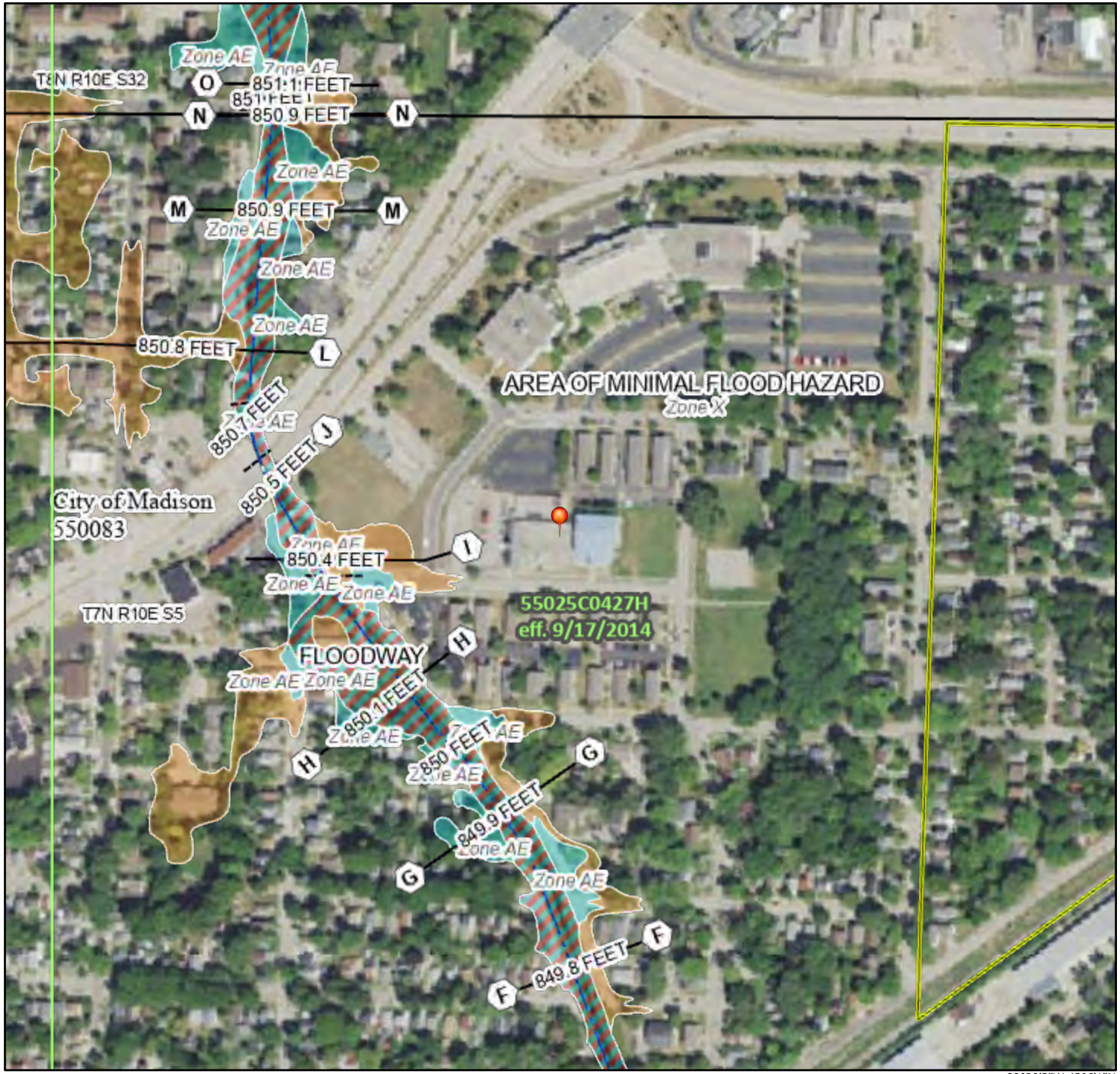
Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

Flood Map

National Flood Hazard Layer FIRMette

FEMA

89°20'39"W 43°6'27"N



89°20'2"W 43°6'1"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 2:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used f regulatory purposes.

Appraiser Qualifications

NO. 758 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Kevin F Meicher

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 11th day of December in the year 1995.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

DSPS Secretary

This certificate was printed on the 14th day of December in the year 2023

1240

APPRAISAL QUALIFICATIONS
OF
KEVIN F. MEICHER

Wisconsin Certified General Appraiser #758

MEICHER REAL ESTATE

Member / Owner
April 2001 to Present

Specializing in commercial real estate appraisal, brokerage and consulting, Meicher Real Estate, LLC consolidates the experience of individuals with diverse backgrounds and expertise. Specific services available include commercial real estate appraisal and consultation in conformity with USPAP and FIRREA; market and feasibility studies; business valuations; real estate brokerage; personal property and real property tax consultation; and expert witness testimony related to the services provided.

APPRAISAL EXPERTISE

Income Producing and Special Purpose Properties, Including (but not limited to) the Following:

- Apartment / Multi-Family Developments
- Lodging Facilities
- Special-Purpose Properties
- Retail Shopping Centers
- Subdivision and Condominium Developments (including retail, commercial, single and multi-family residential, and condominiums)
- Industrial / Warehouse / Production Facilities
- Senior Housing (Assisted Living, Adult Family Homes, Senior Apartments, CBRFs, RCACs)
- Office Buildings
- Corporate Headquarters Facilities
- Market Feasibility Studies

ADDITIONAL EXPERIENCE

President / Corporate Officer
Millennium Real Estate Group, Inc. (f/k/a MBM Associates, Inc.)
April 1995 – March 2001
Real estate appraisal, brokerage, and consulting company

Commercial Appraiser
Midwest Valuation Service, Inc. (f/k/a John P. Hill & Associates, Inc.)
March 1993 – August 1998
Commercial real estate appraisal

Other Real Estate Experience
Investment
Property Management
Financing
New Construction Coordination

CERTIFICATIONS AND PROFESSIONAL AFFILIATIONS

- Wisconsin Certified General Appraiser #758 - December, 1995
- Wisconsin Real Estate Broker's License - March, 1995
- Wisconsin Real Estate Salespersons License - May, 1993
- Associate Member of the Appraisal Institute – MAI Candidate
- Member of the Greater Madison Area Board of Realtors
- Member of the South Central Wisconsin Multiple Listing Service

EDUCATION

University of Wisconsin – Whitewater

B.B.A. Business - Finance (Real Estate Emphasis)

Areas of Study:

- Real Estate Development
- Real Estate Investments
- Real Estate
- Estates and Trusts

Appraisal Institute

Courses Completed:

- 310 - Capitalization Theory and Techniques
- 410 - Standards of Professional Practice, Part A
- 420 - Standards of Professional Practice, Part B
- 510 - Advanced Income Capitalization
- 520 - Highest & Best Use and Market Analysis
- 530 - Advanced Sales Comparison & Cost Approaches

Continuing Education

Completed Yearly for License Renewals

Courses include, but are not limited to, the following:

- USPAP
- Business Practices and Ethics
- Condominiums, Co-ops, and PUDs
- Analyzing Operating Expenses
- Supervising Appraisal Trainees
- Developing and Growing an Appraisal Practice
- Technology for Today's Appraiser
- Subdivision Analysis

REPRESENTATIVE CLIENTS / REFERENCES

Banks & Lending Companies

- Bank Mutual
- Bank of Mauston
- Bank of New Glarus
- Bank of Prairie Du Sac
- Bank of Sun Prairie
- Baraboo National Bank
- BMO Harris Bank
- Capitol Bank
- DMB Community Bank
- Farmers & Merchants Bank
- First Business Bank
- First Citizens Bank
- First National Bank & Trust
- Johnson Bank, NA
- McFarland State Bank
- Monona Bank
- National Mutual Benefit
- Oak Bank
- Old National Bank
- Oregon Community Bank
- Park Bank
- River Valley Bank
- Settlers Bank
- Starion Financial
- State Bank of Cross Plains
- Summit Credit Union
- TCF National
- Wintrust / Town Bank
- US Bank
- Waunakee Community Bank
- Westbury Bank
- Wisconsin Bank & Trust

Investors, Developers, Attorneys & Accountants

- Alexander Company
- Augusta Realty
- Axley Brynelson
- Baker Tilly
- City of Fitchburg
- City of Janesville
- City of Stoughton
- Coldwell Banker / Sveum Realtors
- Contemporary Real Estate
- DeWitt Ross & Stevens
- Elderspan
- Encore Construction
- Forward Development Group
- Forward Management
- Gallina Company
- Galway Companies
- Gorman & Company Inc
- Gregg Shimanksi Realty
- Haen Real Estate
- Heartland Properties
- Horizon Development
- Hovde Properties
- Intercon Construction
- Johnson Properties
- JSM Properties
- Knupp & Watson
- Krupp Construction
- M & M Real Estate
- McAllen Properties
- Meriter Hospitals
- Murphy and Desmond, S.C.
- North American Realty Advisors
- Promega Corp.
- Reinhart Boerner Van Deuren s.c.
- Rouse Management
- Rifken Group
- Steve Brown Apartments
- SVA Certified Public Accountants
- Sveum Enterprises
- T. Wall Properties
- University Research Park
- Valuation Compliance, LLC
- Veridian Homes
- Village of Waunakee
- Welton Enterprises
- Wisconsin Management

LEASE

(This document is a lease of less than 99 years and not a conveyance subject to Transfer Return and fee per Sec. 77.21(1) Wis. Stats.)

This Lease is entered into on this _____ day of _____, 2026 ("Effective Date"), by and between the **City of Madison**, a Wisconsin municipal corporation, ("City"), and **The Salvation Army**, an Illinois corporation ("Lessee").

W I T N E S S E T H:

Return to: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251/0710-052-1005-1

WHEREAS, the City is the owner of the property at 3030 Darbo Drive, located in the City of Madison, Dane County, Wisconsin, which is legally described on attached Exhibit A and depicted on attached Exhibit B ("Property"); and

WHEREAS, the Lessee was the prior owner of the Property, and City and the Lessee (together, the "Parties") agreed that upon conveying the Property to the City, the Lessee could continue to occupy the Property, pursuant to this Lease, for the continued operation of their business during Lessee's construction of a replacement shelter and office facilities (the "Project").

NOW, THEREFORE, the Parties mutually agree as follows:

1. Leased Premises. The City hereby leases to the Lessee the Property, also referred to as the "Leased Premises" in this Lease.

2. As Is, Where Is. The City leases the Leased Premises to the Lessee in "as is", "where is" condition with all faults and City makes no representations or warranties, either express or implied, as to the condition of the property or any improvements thereon, as to the suitability or fitness of the property or any improvements thereon, as to any law, or any other matter affecting the use, value, occupancy, or enjoyment of the property, or, except as set forth elsewhere herein, as to any other matter whatsoever.

3. Term. This Lease shall commence on the Effective Date and expire on December 31, 2027 ("Initial Term"), subject to extension and Early Termination pursuant to the terms of this Lease.

   The Lease shall automatically terminate prior to the expiration of the Initial Term or any subsequent Renewal Option, 60 days following the Project receiving a final certificate of occupancy permit and all other required approvals from the City necessary for Lessee's occupancy and use of the Project ("Early Termination").

4. Option to Renew. Lessee shall have three (3) successive options to extend this Lease (each defined as a "Renewal Option"; collectively the "Renewal Options") for additional terms of one

(1) year each, under the same terms and conditions provided in the original term of this Lease. If the Lessee desires to renew this Lease, the Lessee must give notice in writing to the City a minimum of one hundred twenty (120) days prior to the expiration of the Initial Term or any Renewal Term, pursuant to the notice provisions set forth in Paragraph 23. In addition, City shall have the right to declare Lessee's exercise of a Renewal Option null and void if Lessee is in default under the terms of this Lease beyond any applicable notice and cure periods on the date Lessee exercises a Renewal Option or at any time thereafter until the commencement of the applicable Renewal Term for which the Renewal Option was exercised. Except as otherwise provided for in this Paragraph, any applicable Renewal Options shall expire or terminate under the same terms and conditions as the Initial Term.

5. Rent. "Base Rent" shall be One Dollar ($1.00) per year, or any portion thereof. All payments are to be made payable to the City Treasurer and sent or personally delivered to the Economic Development Division at the address specified in Paragraph 23, or to the address of a property manager, as designated by the City.

6. Use. The Lessee shall use the Leased Premises solely for the purpose of operating The Salvation Army and activities related thereto, which may include use of the Leased Premises by other community organizations provided such use does not otherwise conflict with the terms of this Lease, and for no other purposes whatsoever without the City's prior written consent. The City may withhold such consent in its sole discretion.

7. Utilities. The Lessee shall be responsible for and promptly pay all charges for heat, gas, electric, sewer, storm sewer, water service and any other utility used upon or furnished to the Leased Premises. The Lessee shall also be responsible for arranging the stoppage of any internet, television, cable and telephone service furnished to the Leased Premises, and all costs related thereto, upon the termination or expiration of this Lease.

8. Assignment and Subletting. Except as set forth herein, the Lessee shall not assign this Lease nor sublet the Leased Premises, or any portion thereof, without the prior written consent of the City. The City may withhold such consent in its sole discretion.

   Notwithstanding the foregoing, the Lessee shall be permitted to sublet a portion of the Leased Premises, without the City's consent, to the YMCA for use for youth recreation and education, afterschool and summer programming as well as general recreational programming. The term of such sublease shall expire on or before the expiration of the term of this Lease and shall be subject to the terms and conditions of this Lease. Notwithstanding such sublease, the Lessee shall remain responsible for the performance of all obligations of the Lessee under this Lease.

9. Alterations and Construction. Except as authorized by this Paragraph 9 or as may be required to satisfy Lessee's obligations under Paragraph 10, no construction, modification, improvement, alteration, redecoration, or remodeling of the Leased Premises shall be undertaken without prior written approval from the Director of the City Economic Development Division, which approval shall not be unreasonably withheld, conditioned or delayed. Any such construction, modification, improvement, alteration, redecoration, or remodeling shall be at the expense of the Lessee and remain for the benefit of the City, unless otherwise provided in such written approval. In all cases, the Lessee is responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any construction activity.

At the Lessee's sole cost, from and after the execution of this Lease by the Parties, the Lessee may replace and/or repair the finished flooring surface, paint walls, replace and/or repair lighting fixtures throughout the Leased Premises without the City's prior written approval.

10. Maintenance Responsibilities. Subject to the obligations of the City set forth below, the Lessee shall, at its own expense, keep and maintain the Leased Premises and every part thereof, and any fixtures, facilities or equipment contained therein, including exterior and interior signs;; general repairs; removal of garbage and debris; snow removal; landscape upkeep; parking enforcement; light fixtures, including replacement of light bulbs and ballasts; all plumbing fixtures and accessories; sinks and drains, including unclogging; interior walls including drywall, plaster, and other wall surfaces that may be present; and finish flooring materials and surfaces, elevator maintenance and inspection, routine maintenance of HVAC equipment, fire alarm system (including annual inspections, the fire panel, hardwire installation, smoke / heat detectors, local fire alarm pull stations, all connected strobe and audible alarms meeting ADA guidelines and any other detectors and enunciators if required by government codes and regulations, and if devices need to be replaced they should be addressable devices if required per Madison Fire Dept) in substantially the same condition and repair as exists on the Effective Date, ordinary wear and tear excepted, and in a presentable condition consistent with good business practice and in a manner consistent with the preservation and protection of the general appearance and value of other premises in the immediate vicinity. Notwithstanding the foregoing, the Lessee's obligations hereunder shall only require ordinary maintenance of the Leased Premises. The City shall be responsible for the performance and cost of all capital repairs and replacements to the Leased Premises that are reasonably necessary during the term of this Lease, including, without limitation, all repairs and replacements of the HVAC, electrical, and plumbing systems, and the exterior walls, foundation, structural elements and paving at the Leased Premises.

11. Liens and Title.

    a. The Lessee shall not suffer or permit any construction or mechanics' lien to be filed, or if filed, to remain uncontested, against the fee of the Leased Premises, nor against the Lessee's leasehold interest in the Leased Premises, by reason of work, labor, services or materials supplied or claimed to have been supplied to the Lessee or anyone holding the Leased Premises or any part thereof through or under the Lessee; and nothing contained herein shall be deemed or construed in any way as constituting the consent or request of the City, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific improvement, alteration or repair of or to the Leased Premises or any part thereof, nor as giving the Lessee any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any construction or mechanics' lien against the fee of the Leased Premises. If any such lien is filed, the Lessee shall immediately cause the same to be discharged or released or shall upon request provide adequate and acceptable security or bond to protect the City's interest.

    b. If any such construction or mechanics' lien shall at any time be filed against the Leased Premises, the Lessee covenants that it will promptly take and diligently prosecute appropriate action to have the same discharged by payment, bonding or otherwise, and that it will hold the City free and harmless of and from any and all liability to any contractor, subcontractor, materialman, laborer or any other person relating to or arising

because of any improvements or alterations on or to the Leased Premises, and that it will also defend on behalf of the City, at the Lessee's sole cost and expense, any action, suit or proceeding which may be brought for the enforcement of any such lien, and that it will pay any damages and discharge any judgments entered therein. Upon the Lessee's failure to do any of the foregoing things, the City may take such action as may be reasonably necessary to protect the City's interest, in addition to any other right or remedy which it may have; and any amount paid by the City in connection with such action shall be repaid by the Lessee to the City upon demand.

c. The Lessee shall in no way encumber, or allow to be encumbered, the City's title to the Leased Premises.

12. Taxes and Assessments. The Parties are tax-exempt entities. Should any City of Madison Ordinance or State of Wisconsin Statute after the Effective Date require that the Property be subject to real estate taxes or assessments, the Lessee shall be liable for all such real estate taxes and assessments in relation to the Property during the term of this Lease. The Lessee shall be responsible for all personal property tax on its personal property.

13. Indemnification. The Lessee 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 Lessee or its officers, officials, members, agents, employees, assigns, guests, invitees, sublessees or subcontractors, in the performance of this Lease, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or employees. This paragraph shall survive termination and assignment or transfer of this Lease.

14. Hazardous Substances; Indemnification. The Lessee represents and warrants that its use of the Leased Premises will not generate any hazardous substance, and it will not store or dispose on the Leased Premises nor transport to or over the Leased Premises any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. The Lessee further agrees to hold the City harmless from and indemnify the City against any release of such hazardous substance occurring on or after the Effective Date and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property. This paragraph shall survive termination and assignment or transfer of this Lease.

15. Insurance.

a. The Lessee shall carry commercial general liability insurance covering as insured the Lessee and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $1,000,000 minimum per occurrence as may be adjusted occasionally by the City of Madison's Risk Manager, but in no event shall the minimum limit exceed $2,000,000 minimum per occurrence. This policy shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide the City with thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Lease. As evidence of this coverage, the Lessee shall furnish the City with a certificate of insurance on a form approved by the City, such approval not to be unreasonably withheld, and, if requested by the City Risk Manager, the Lessee shall also provide copies of additional insured endorsements or policy. If the coverage required above expires while this Lease is in effect, the Lessee shall provide a renewal certificate to the City for approval.

b. The Lessee shall be solely responsible for carrying property insurance sufficient to cover loss of all stock-in-trade, trade fixtures, furniture, furnishings, equipment or personal property on the Leased Premises. The City shall not be liable for any damage to, or loss of property of the Lessee or others located on the Leased Premises. In addition, the Lessee agrees to provide a waiver of subrogation in favor of the City.

c. Throughout the term of this Lease, the City will, at the City's expense, carry property insurance on the Leased Premises. Such property insurance will be the same as what is carried on other City-owned properties.

16. Defaults, Remedies, and Termination.

a. Defaults: The occurrence of any of the following events shall constitute a default and breach of this Lease by the Lessee:

(1) The abandonment by the Lessee of the Leased Premises;

(2) The use of the Leased Premises for an illegal purpose;

(3) In the event the Lessee ceases its business operations at the Leased Premises for a period of more than ten (10) consecutive business days, other than interruptions caused by fire, casualty, or other causes beyond the Lessee's control; and

(4) In the event the Lessee defaults in the performance of any other term or condition of this Lease.

b. City's Remedies. If any default by the Lessee shall continue uncured after thirty (30) days written notice of default from City to the Lessee, the City has the following remedies, in addition to all other rights and remedies provided by law or equity, to which the City may resort cumulatively or in the alternative.

(1) Termination of Lease. The City may at the City's election terminate this Lease by giving the Lessee notice of termination while such default remains uncured. On the giving of the notice, all further obligations of City under this Lease shall terminate,

the Lessee shall surrender and vacate the Leased Premises in a broom clean and sanitized condition, and the City may take possession of the Leased Premises and eject all parties in possession or eject some and not others or eject none. Termination under this paragraph shall not relieve the Lessee from the payment of any sum then due to the City or from any claim for damages previously accrued or then accruing against the Lessee.

(2) Diligent Efforts. Notwithstanding anything to the contrary in this Paragraph, in the event of the Lessee's default under Paragraph 16.a.(4), if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within the thirty (30) days after City's notice thereof, then the Lessee shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the Lessee 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.

(3) City May Perform. City shall have the right at any time, after ten (10) days notice to the Lessee (or in case of emergency or a hazardous condition or in case any fine, penalty, interest or cost may otherwise be imposed or incurred), to make any payment or perform any act required of the Lessee under any provision in this Lease, and in exercising such right, to incur necessary and incidental costs and expenses, including reasonable attorneys' fees. Nothing herein shall obligate the City to make any payment or perform any act required of the Lessee, and this exercise of the right to so do shall not constitute a release of any obligation or a waiver of any default. All payments made and all costs and expenses incurred in connection with any exercise of such right shall be reimbursed to the City by the Lessee.

c. Lessee's Remedies. If any default by the City shall continue uncured after thirty (30) days written notice of default from Lessee to City, Lessee has the following remedies, in addition to all other rights and remedies provided by law or equity, to which Lessee may resort cumulatively or in the alternative:

(1) The Lessee may terminate this Lease by giving the City notice of termination. Upon the giving of the notice, all further obligations under this Lease shall terminate, Lessee shall surrender and vacate the Leased Premises in a broom clean and sanitized condition, and the City may take possession of the Leased Premises and eject all parties in possession or eject some and not others or eject none.

(2) Lessee may take any actions necessary to cure a default by making repairs or replacements required by City under this Lease and the City shall reimburse the Lessee for the cost incurred by Lessee in taking such actions within thirty (30) days after written notice from the Lessee describing such cost and providing evidence of payment by the Lessee.

If the City shall fail to perform any covenant, term or condition of this Lease to be performed by City, if any, and if as a consequence of such default, the Lessee shall recover a money judgment against City, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of City in the Leased Premises and out of income from such property

receivable by City, or out of the consideration received by City from the sale or other disposition of all or any part of City's right, title and interest in the Leased Premises, and City shall not be personally liable for any deficiency.

17. Compliance. The Lessee shall observe and promptly and effectively comply with all applicable statutes, rules, orders, ordinances, requirements and regulations of the City, the County, the State of Wisconsin, the federal government and any other governmental authority having jurisdiction over the Leased Premises. The Lessee may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Lessee agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

18. City Right of Entry. For the purposes of maintaining the Leased Premises, the City or its representatives reserve the right to enter and access the Leased Premises 24 hours per day, 7 days per week, with 48-hour notice to the Lessee, for the following non-emergency purposes:

    a. To make any necessary repairs/replacements to the Leased Premises for which the City is responsible under the terms of this Lease.

    b. To conduct any periodic inspections of the Lessee's maintenance obligations herein, that it may deem expedient to the proper enforcement of any term or condition of this Lease or in the exercise of its municipal powers.

    For the purposes of remedying an emergency situation, the City may enter the Leased Premises 24 hours per day, 7 days per week, without notice to the Lessee.

19. Rights upon Expiration or Termination; Removal and Disposal of Personal Property. Upon the expiration or termination of this Lease for any cause, the Lessee's rights in the Leased Premises shall cease, and the Lessee shall immediately surrender the Leased Premises. Prior to such expiration or termination, the Lessee shall have the right to remove all furniture and personal property that Lessee desires to remove, and the City and the Lessee shall discuss and determine which of the Lessee's other furniture, fixtures, equipment and personal property shall remain at the Leased Premises following such expiration or termination. The Lessee shall remove all personal property from the Leased Premises that the Parties agree that the Lessee is required to remove and leave the Leased Premises in a broom clean and sanitized condition. If any personal property is abandoned on the Leased Premises, the City shall have the right to dispose of said property, without liability, thirty (30) days after the Lessee vacates or abandons the Leased Premises.

20. Hold Over. In the event the Lessee shall continue to occupy or use the Leased Premises after the expiration of this Lease or any extension thereof, such holding over shall be deemed to constitute a tenancy from month to month, upon the same terms and conditions as herein provided, however, in no event shall the tenancy be deemed to be year to year.

21. Definition of City and Lessee. The terms "City" and "Lessee" when used herein shall mean either singular or plural, as the case may be, and the provisions of this Lease shall bind the Parties mutually, their heirs, personal representatives, successors and assigns.

22. Authorized Agent. The City's Economic Development Division Director or the Director's designee, is hereby designated as the official representative of the City for the enforcement of all provisions of this Lease, with authority to administer this Lease lawfully on behalf of the City.

23. Notices. All notices to be given under the terms of this Lease shall be signed by the person sending the same and shall be sent by either electronic mail or certified mail, return receipt requested and postage prepaid, to the address of the parties specified below. If electing to use electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Lease.

For the City:	Office of Real Estate Services Economic Development Division - City of Madison P. O. Box 2983 215 Martin Luther King, Jr. Blvd., 3rd Floor Madison, WI 53701-2983 Email: mhermann@cityofmadison.com and ores@cityofmadison.com
With a copy to:	City Attorney's Office Attn: Matthew Robles City County Building, Room 401 210 Martin Luther King Jr. Blvd. Madison, WI 53703 Phone: (608) 267-4925 Email: mrobles@cityofrnadison.com
For the Lessee:	The Salvation Army Attn: Tracy Habermehl, Divisional Property Administrator 11315 W. Watertown Plank Road Wauwatosa, WI 53226 Email: tracy.habermehl@usc.salvationarmy.org

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

24. Counterparts, Electronic Signature and Delivery. This Lease may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Lease may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and 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 or similar technology and upon receipt will be deemed original and binding upon the

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

25. Non-Discrimination. In the performance of its obligations under this Lease, the Parties agree not to discriminate because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Parties further agree not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this Lease because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

26. Accessibility. The Leased Premises shall conform where applicable to Chapter SPS 361.05 of the Wisconsin Administrative Code, Madison General Ordinances Section 39.05, and the Americans with Disabilities Act, regarding accessibility, with all costs of compliance to be paid by the Lessee.

27. Signs. Any signs on the Leased Premises shall be in conformity with the provisions of City of Madison General Ordinance Chapter 31, Sign Control Ordinance. Lessee shall pay the cost to create, install and maintain any signage.

28. Severability. If any term or provision of this Lease or the application thereof to the City or the Lessee or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to the City or the Lessee or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

29. Entire Agreement. All terms and conditions with respect to this Lease are expressly contained herein, and the Parties agree that neither Party has made any representations or promises with respect to this Lease not expressly contained herein. No alteration, amendment, change, or addition to this Lease shall be binding upon the Parties unless in writing and signed by them.

30. Damage and Destruction. In the event the Leased Premises is damaged by any peril covered by standard policies of fire and extended coverage insurance to an extent which is less than fifty percent (50%) of the cost of replacement of the Leased Premises, the damage shall, except as hereinafter provided, promptly be repaired by the City, at the City's expense, but in no event shall the City be required to repair or replace the Lessee's stock-in-trade, trade fixtures, furniture, furnishings, equipment or personal property. In the event: (a) the Leased Premises is damaged to the extent of fifty percent (50%) or more of the cost of replacement of the Leased Premises; or (b) the building is damaged to the extent of fifty percent (50%) or more of the cost of replacement; or (c) any damage to the Leased Premises occurs during the last one-third (1/3) of the primary term of this Lease or at any time during any renewal term or hold over period thereof, the City may elect either to repair or rebuild the Leased Premises, as the case may be, or to terminate this Lease upon giving notice of such election in writing to the Lessee within ninety (90) days after the event causing the damage. If the casualty, repairing or rebuilding shall render the Leased Premises untenantable, in whole or in part, the Lease term shall be extended for a period equal to the period of repair. If the City is required or elects to repair the Leased Premises, the Lessee shall repair or replace its stock-in-trade, trade fixtures, furniture, furnishings,

equipment and personal property in a manner and to at least a condition equal to that prior to its damage or destruction, and the proceeds of all insurance carried by the Lessee shall be held in trust by the Lessee for the purpose of such repair and replacement.

31. Leased Premises Acquired by Eminent Domain. In the event the Leased Premises or any part thereof shall be needed either permanently or temporarily for any public or quasi-public use or purpose by any authority in appropriation proceedings or by any right of eminent domain, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of the leasehold, reversion and fee, shall belong to the City without any deduction therefrom for any present or future estate of the Lessee, and the Lessee hereby assigns to the City all of its right, title and interest to any such award. However, the Lessee shall have the right to recover from the condemning authority such compensation as may be separately awarded to the Lessee for moving and relocation expenses.

    In the event of a taking of any portion of the Leased Premises not resulting in a termination of this Lease, the City shall use so much of the proceeds of the City's award for the Leased Premises as is required therefor to restore the Leased Premises to a complete architectural unit, and this Lease shall continue in effect with respect to the balance of the Leased Premises.

32. Brokerage Costs. The Parties are not responsible for any brokerage costs in connection with the Lease.

33. Public Record. This Lease will be recorded at the office of the Dane County Register of Deeds after it is executed by the Parties.

Signatures begin on following page.

IN WITNESS WHEREOF, the Parties have entered into this Lease as of the date first set forth above.

The Salvation Army,
an Illinois corporation

By: _____

State of Illinois)
)ss.
County of Cook)

Personally came before me this ____ day of _____, 2026, the above named _____ (name), as _____(title) of The Salvation Army, an Illinois corporation, known to me to be the person who executed the above foregoing instrument, and acknowledged that they executed the foregoing instrument as such _____(title) as the deed of said corporation, by its authority.

_____
Notary Public, State of Illinois

_____
Print or Type Name
My Commission expires:_____

CITY OF MADISON

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia A. McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Lydia A. McComas, Clerk, on behalf of the City of Madison, are authenticated on this ___ day of _____, 2026.

_____
Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Approved	**Date**	**Approved**	**Date**
_____	_____	_____	_____
David Schmiedicke, Finance Director		Eric Veum, Risk Manager	

Approved as to Form

_____ _____
Michael Haas, City Attorney

Execution of this Lease by the City of Madison is authorized by Resolution Enactment No. RES-26-00____, File ID No. _____, adopted by the Common Council of the City of Madison on _____ ___, 2026.

Drafted by the City of Madison Office of Real Estate Services Real Estate Project No. 10379

EXHIBIT A

Legal Description of the Property

LOT 2 OF CERTIFIED SURVEY MAP NO. 7652, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON NOVEMBER 15, 1994, IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGE 47, AS DOCUMENT NO. 2645258 AND BEING CORRECTED BY AFFIDAVIT RECORDED JUNE 10, 1996 IN VOLUME 33141, PAGE 73 AS DOCUMENT NO. 2769665, BEING LOCATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING OUTLOT A, LOTS 1-4 AND 9-19 EXCEPT THE NORTHERLY 5 FEET OF LOTS 16-19, ALL IN DARBO'S ADDITION.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 4229987 AND FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED IN DOCUMENT NO. 5424962.

EXHIBIT B

Depiction of the Property/Leased Premises

37450699.6

City of Madison

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

Master

File Number: 92365

File ID:	92365	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	13331 Temporary Construction Easement 902 E Washington Ave			**Final Action:**	

Title: Authorizing the City's grant and execution of a Temporary Construction Easement Agreement between the City of Madison and Engen Construction Solutions, LLC for the temporary use and occupation of air space over portions of Breese Stevens Field, located at 902 E. Washington Ave. (District 6)

Notes:

Sponsors:	Davy Mayer, Derek Field And Carmella Glenn	**Effective Date:**	
Attachments:	13331 Temporary Construction Easement Breese Stevens.pdf	**Enactment Number:**	
Author:	Melissa Hermann, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/17/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Park Commissioners (4/15/26), Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92365

Fiscal Note

The proposed resolution authorizes an easement for temporary use and occupation of air space over portions of Breese Stevens Field from April 2026 through June 30, 2027 (approximately 433 days). The proposed easement fee is $50 per day during the estimated easement term easement fee is $50 per day during the estimated easement term for a total estimated easement of $21,650. Easement payments shall be made to the City from Engen Constructions Solutions. Funds will be deposited in the Parks Division's Adopted Operating Budget. No appropriation is required.

Title

Authorizing the City's grant and execution of a Temporary Construction Easement Agreement between the City of Madison and Engen Construction Solutions, LLC for the temporary use and

occupation of air space over portions of Breese Stevens Field, located at 902 E. Washington Ave. (District 6)

Body

WHEREAS, this resolution authorizes a Temporary Construction Easement Agreement ("Easement") between the City of Madison ("City") and Engen Construction Solutions, LLC ("Grantee") to allow the temporary encroachment of a crane swing over City-owned property commonly known a Breese Stevens Field located at 902 E. Washington Avenue ("City Property"), to and for the benefit of a redevelopment project commonly known as Archipelago Village, located across the street at 1 S. Paterson Street ("Development Property"); and

WHEREAS, a tower crane is being used during construction staging on the Development Property and the Grantee requests access over, above and across a portion of the City Property to facilitate a portion of the crane swing radius, as depicted in Exhibit B of the Easement attached hereto; and

WHEREAS, City staff approve of the Easement grant, in accordance with terms and conditions agreed upon by the City and the Grantee, as evidenced by the Grantee's signature in the Easement attached hereto.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the City Clerk are hereby authorized to grant execute the Easement between the City and the Grantee, substantially on the terms and conditions shown in the Easement attached hereto, in a form approved by the City Attorney's office, together with any other documents that may be necessary to accomplish the intentions of this resolution.

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement ("**Easement**") is made and entered into as of this ____ day of _____ 2026, by and between the City of Madison, Wisconsin, a Wisconsin municipal corporation ("**City**"), and Engen Construction Solutions, LLC, a Wisconsin limited liability company ("**Grantee**"). Each of the foregoing shall be referred to herein as a "**Party**" or collectively, as the "**Parties**", as the context indicates.

RECITALS

A. The City owns certain real property located at 902 E. Washington Avenue in the City of Madison, Wisconsin, which is legally described on attached Exhibit A and depicted on attached Exhibit B ("**City Property**").

B. The Grantee is a contractor hired for the undertaking a redevelopment project on the property located at 1 S. Paterson Street, which is across the street from the City Property and legally described on attached Exhibit A and depicted on attached Exhibit B ("**Development Property**").

C. Construction staging is occurring on the Development Property, including the use of a tower crane, and the Grantee requests access over, across and above a portion of the City property for the to facilitate the crane swing radius that will travel outside the Development Property boundary.

The City agrees to grant this Easement for the temporary use of a portion of the air space above the City Property in consideration of the foregoing Recitals, and the Parties hereby agree to the following terms and conditions:

1. Crane Swing. The City hereby grants to Grantee this Easement for Grantee and its designees to use a portion of the air space above the City Property depicted on Exhibit B ("**Easement Area**") for the operation of a crane swing. The Grantee shall abide by the following terms:

   a. The hook of the crane swing shall not extend over the facility
   b. The jib of the crane(s) shall be allowed to rotate relative to prevailing winds when not in operation, with exception of being secured during events at Breese Stevens Field, including events occurring on but not limited to approved fireworks events and other scheduled athletic events and musical performances
   c. The lowest operating height of the jib shall be 210 ft.
   d. No picks shall be swung over the facility
   e. The crane(s) shall not be left hanging over the city right-of-way or structures in a loaded condition overnight or while crane(s) are not in active use
   f. No flags for the purpose of advertising shall be displayed from the crane(s)

2. Term of Easement. The Easement granted herein will commence on the date above

(the "**Effective Date**") which is the date of the last signature by the Parties, and expire on June 30, 2027 ("**Easement Term**").

3. Easement Fee. The Grantee agrees to pay the City a daily fee of Fifty and no/100 Dollars ($50.00) for each day of the Easement Term ("**Easement Fee**"). The Easement Fee shall be due within thirty (30) days after the expiration of the Easement Term. Check is to be made payable to the City of Madison Treasurer and mailed to the City at the address provided in Section 7.

4. 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 Owner or its officers, officials, agents, employees, assigns, guests, invitees, or subcontractors, in the performance of this Easement, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or employees.

5. Insurance. During the Easement Term, the Grantee shall, at its sole cost and expense, carry commercial general liability insurance covering as insured the Grantee and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $5,000,000 per occurrence (this limit may be achieved with the use of an umbrella/excess policy). This policy shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Easement. On or before the Effective Date, the Grantee shall deliver to City a certificate of insurance of such policy or policies.

The Developer and his/her Contractor have permission from the City for crane operation within public right-of-ways and within the air space over public right-of-ways. The Developer shall submit a plan with the location of the crane(s) with the swing radii details. While the Developer and his/her Contractor have permission from the City for crane operation within public right-of-ways and within the air space over public right-of-ways, Developer and his/her Contractor agree that crane(s) will not be left hanging over City right-of-way or structures in a loaded condition overnight or while crane(s) are not in active use. The crane operation contractor must be pre-qualified to work in the public right-of-way. Cranes may be allowed to weather vane (swing freely with wind conditions) for safety reasons while they are not in use. The specific insurance requirements for the crane operator are as follows:

a. Workers' Compensation. The crane operator shall procure and maintain during the life of this Contract, statutory Workers' Compensation Insurance as required by the State of Wisconsin and other applicable laws on employees to be engaged in work at the site of the project under this contract and, in case of any such work sublet, the crane operator shall require the subcontractor(s) similarly to provide Workers' Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the crane operator's Workers' Compensation Insurance. The crane operator and

subcontractor(s) shall also carry minimum Employers Liability limits of $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit, or those limits necessary to meet underlying Umbrella Liability insurance requirements.

b. General Liability. The crane operator shall procure and maintain during the life of this Contract, Commercial General Liability insurance including, but not limited to, products liability, completed operations, contractual liability, and explosion, collapse and underground coverage in an amount not less than $1,000,000 per occurrence/$2,000,000 aggregate on a per project basis. Products-completed operations coverage shall be carried for two years after completion of work. crane operator's coverage shall be primary and non-contributory, and list the City of Madison, its officers, officials, agents and employees as Additional Insureds.

c. Umbrella Liability. The crane operator shall procure and maintain during the life of this Contract Umbrella Liability coverage at least as broad as the underlying Commercial General Liability and Employers Liability with minimum limits of $10,000,000 per occurrence and aggregate.

d. Subcontractor's Insurance. The crane operator shall insure the activities of his/her subcontractors in his own policy.

e. Acceptability of Insurers. Insurance is to be placed with insurers who have an A.M. Best rating of no less than A- and a Financial Category rating of no less than VII.

f. Certificates of Insurance. The crane operator shall furnish the City of Madison with insurance certificates showing the type, amount, class of operations covered, effective dates and dates of expiration of policies prior to commencement of work. Such certificates shall also contain substantially the following statement: "The insurance covered by this certificate will not be canceled or materially altered, except after thirty (30) days written notice has been received by the City of Madison." The crane operator shall provide copies of additional insured endorsements or insurance policies if requested by the City.

6. Successors and Assigns; Assignment. During the Easement Term, the covenants contained herein shall run with the land and shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and permitted assigns. The Grantee shall not assign or otherwise transfer this Easement or any of its rights or obligations hereunder, in whole or in part, without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

7. 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. 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 Easement.

If to City:	City of Madison Office of Real Estate ServicesPO Box 2983 Madison, WI 53701-2983 mhermann@cityofmadison.c om
With a copy to:	City of Madison Parks Division 330 E. Lakeside St Madison, WI 53715 llaschinger@cityofmadison.com;
If to Grantee:	Engen Construction Attn: Mike Engen mike@engenconstruction,com

8. Counterparts, Electronic Signature and Delivery. This Easement may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Easement may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Easement 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 Easement 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 Easement, fully executed, shall be as valid as an original.

9. Amendments. This Easement may be modified or amended only by a written instrument executed by the Parties, or their respective successor and assigns.

10. Choice of Law, Venue and Forum Selection. This Easement shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute in relation to this Easement that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to law.

11. Severability. If any term of this Easement or any application thereof shall be invalid or unenforceable, the remainder of this Easement and any other application of such term shall not be affected thereby.

[**Signature pages to follow**]

IN WITNESS WHEREOF, the Parties have caused this Easement to be executed effective as of the day and year first above written.

GRANTEE:

ENGEN CONSTRUCTION SOLUTIONS, LLC
a Wisconsin limited liability company

By: _____
Michael Engen

IN WITNESS WHEREOF, the Parties have caused this Easement to be executed effective as of the day and year first above written.

CITY OF MADISON,
a Wisconsin municipal corporation

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, as the Mayor, and Lydia McComas, as the City Clerk, on behalf of the City of Madison, are authenticated on this _____day of _____, 2026.

_____
Name: Doran Viste, Assistant City Attorney
Title: Member, State Bar of Wisconsin

The execution of this Easement by City officials is authorized by Common Council Enactment No. RES-26-XXXXX, File ID No. XXXXX, adopted March XX, 2026.

EXHIBIT A
Legal Descriptions

City Property:

Lot One (1), Certified Survey Map No. 14936, as recorded in the office of the Dane County Register of Deeds in Volume 105, Pages 102 of Certified Survey Maps.

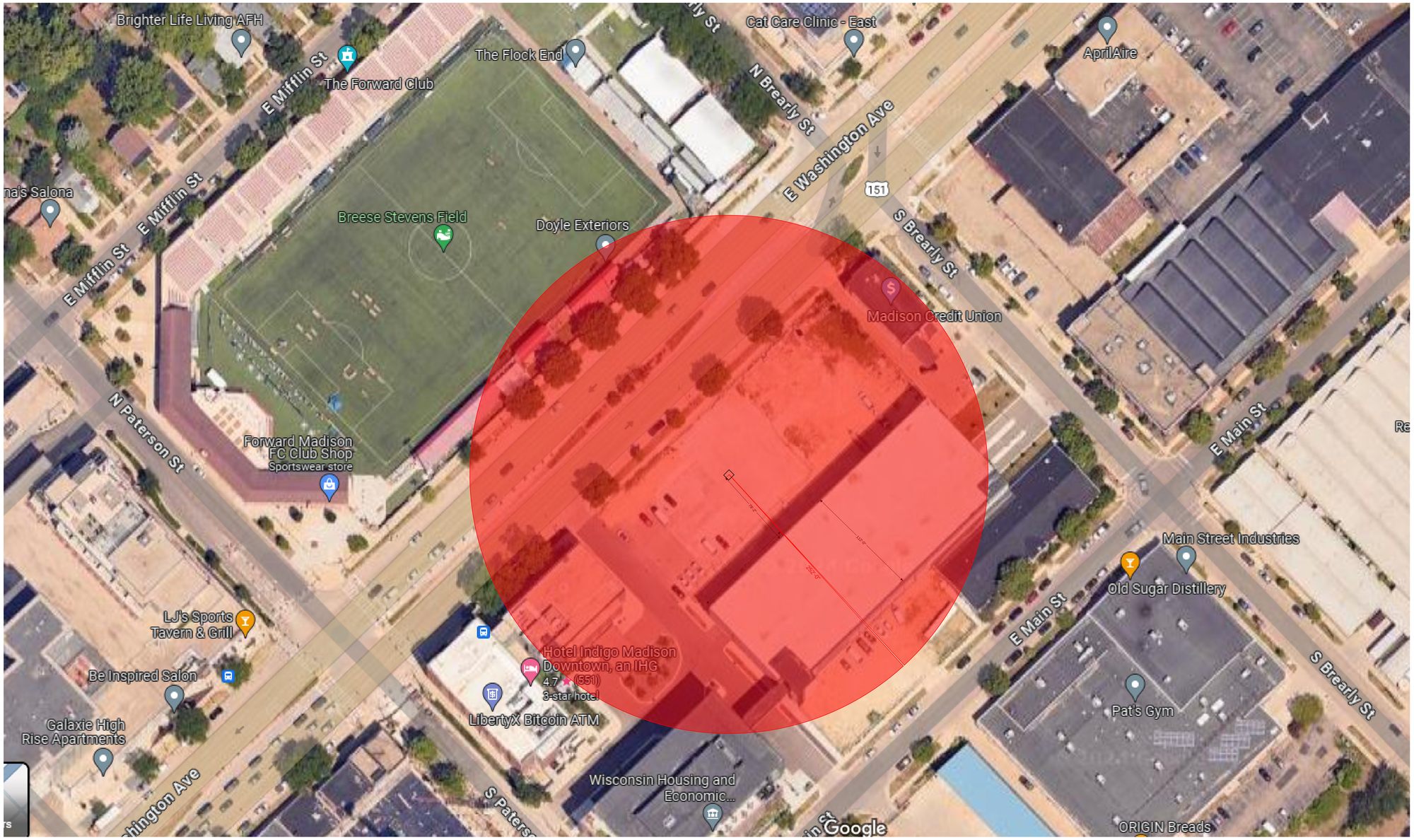
Tax Parcel No. 251/0709-131-2001-3

Development Property:

Lot One (1), Certified Survey Map No. 14676 as recorded in the office of the Dane County Register of Deeds in Volume 102, Pages 60-63 of Certified Survey Maps, now known as Archipelago Village Condominium, declared and recorded as Document No. 5379644, Notation Parcel Only, assessed with all units within said condominium, See 0709-131-32.

Tax Parcel No. 251/0709-131-2108-7 (Notation Parcel)

EXHIBIT B



929 E. Washington Site Logistics

City of Madison

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

Master

File Number: 92373

File ID:	92373	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/18/2026
File Name:	Approving the 2026 Neighborhood Grant Program recommendations			**Final Action:**	

Title: Approving the 2026 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	2026 NGP Recommendations	**Enactment Number:**	
Author:	Linda Horvath, Planner	**Hearing Date:**	
Entered by:	lheiser-ertel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	03/18/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92373

Fiscal Note

The proposed resolution authorizes the City's execution of grant agreements for the 2026 Neighborhood Grant Program. The 2026 program awards $26,774 to various community groups that support neighborhoods and designates $3,226 for maintenance reserves. The total 2026 budget for the program is $30,000, consistent with prior year funding levels. Budget is available within the Planning Division's 2026 Adopted Operating Budget in the Community Connections service. No additional appropriation required.

Title

Approving the 2026 Neighborhood Grant Program recommendations, authorizing the execution

of agreements required to administer the program, authorizing the Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Body

WHEREAS, the Neighborhood Grant Program provides funds to neighborhood organizations, business associations, and other community groups for activities that promote strong neighborhoods, and includes grants for Community Enhancement projects and Neighborhood Leadership and Capacity Building activities; and,

WHEREAS, 9 eligible grant applications were submitted, requesting a total of $44,921; and,

WHEREAS, the City has been awarding Neighborhood Grants for over 25 years and a growing number of previously funded projects require repairs or significant maintenance, so any funds not granted or spent each year are available for such work; and,

WHEREAS, the Planning Division Staff Review Team convened to review grant applications, make recommendations for funding based on program criteria, and determine conditions to be included in the associated grant agreements; and,

WHEREAS, it is common for some of the grant applications to request the use of City-owned lands for the location of a neighborhood project; for example, parks, greenways, stormwater outlots, bike paths, and/or public right-of-way; and,

WHEREAS, applications requesting the use of City-owned lands shall require additional review by applicable City staff, as a condition of approval for the grant agreement; and,

WHEREAS, in those cases, in addition to the grant agreement, a sponsoring Neighborhood Association shall sign a Letter of Agreement with the City, drafted by the City's Office of Real Estate Services, whereby the area Neighborhood Association assumes all long-term maintenance and financial responsibilities for the approved grant project, in exchange for the City's ownership of the approved private improvements on City-owned lands; and,

WHEREAS, the City's ownership of the improvements on City-owned land allows the project to move forward without insurance and annual fee requirements that would otherwise be difficult for a Neighborhood Association to obtain; and,

WHEREAS, the Planning Division Staff Review Team recommends awarding 9 grants totaling $26,774 as well as setting aside $3,276 for maintenance reserves, for a total budget of $30,000. A copy of said recommendations are attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, that the Common Council hereby approves the 2026 Neighborhood Grant Program recommendations and authorizes the Finance Director to execute all agreements required to administer the program on behalf of the City with the grantees; and,

BE IT FURTHER RESOLVED that the City shall accept ownership of any private improvements placed upon public lands, in exchange for a sponsoring Neighborhood Association's written agreement to assume long-term maintenance of said improvements, on a form approved by the City Attorney's Office; and,

BE IT FINALLY RESOLVED, that any unspent funds may be added to the maintenance reserve

for approved grant agreements, or be used for purposes to support neighborhood focused planning efforts or for purposes that are consistent with the Planning Division's Placemaking Fund.

2026 Planning Division Neighborhood Grant Recommendations

Applicant	Alder	Project Name and Summary	Grant $ Requested	Total Average Score	Rank	Rec. Amt.*	Conditions
The following projects are recommended for funding:							
North Street Neighborhood Association, INC	Alder Julia Matthews - D15	Fesitval Educational Series - coordinate across neighborhoods to pool resources and knowledge about festival organizing. Create an event series with professional facilitators who can help neighborhoods develop expertise and lines of communication across festival committees. Cover topics such as volunteer coordination, sponsorships, booking music, coordinating vendors, and more.	$1,000	75.6	1	$ 1,000	Planning Division must approve a revised detailed budget and scope of services, and facilitator selection.
Elvehjem Neighborhood Association, INC	Alder Sean O'Brien - D16	Community Seating Area for Elvehjem Park All Wheel Spot - fill the need for places to rest and gather by installing a picnic seating area at the entrance to the new all-wheel spot being constructed in Elvehjem Park.	$2,500	74.0	2	$ 2,500	Planning Division must approve a revised detailed budget and scope of services; Parks Division must review and approve proposed improvements to the park; and Grantee shall sign a Letter of Agreement with the City whereby the Grantee assumes all long-term maintenance and financial responsibilities for the approved grant project, in exchange for the City's ownership of the approved private improvements on City-owned lands.
Neighborhood House Community Center, INC	Alder Tag Evers - D13	Community Picnic Area - install a small, welcoming community picnic area at Neighborhood House Community Center in the Greenbush Neighborhood. Include native and edible garden plantings to promote social connection, environmental stewardship, and hands-on learning.	$1,100	73.4	3	$ 1,100	Planning Division must approve a revised detailed budget, scope of services and a site plan.
Arbor Hills Neighborhood Association, INC	Alder Yanette Figueroa-Cole - D10	Spanish Translation of Newsletter and Culturally Relevant Programming - Arbor Hills Neighborhood has a small but steadily increasing population of people with Latino backgrounds. To be more welcoming, the neighborhood association would like to translate its quarterly newsletter into Spanish, and provide culturally relevant music and other programming.	$3,700	69.8	4	$ 3,700	Planning Division must approve a revised detailed budget and scope of services.
Burke Heights Neighborhood Association	Alder Derek Field - D3; Alder Sabrina Madison - D17	Pedals, Posts, & Pollinators: A Wayside Area at Sycamore Park - integrate three complementary elements into a cohesive, well-planned park improvement that is both functional and visually engaging. Together, each feature; the kiosk, native planting, and a bicycle maintenance station, will enhance the park-goers experience while maintaining a low-maintenance, durable design appropriate for a community park setting.	$4,400	67.4	5	$ 4,400	Planning Division must approve a revised detailed budget and scope of services; Parks Division must approve proposed improvements to the park; and Grantee shall sign a Letter of Agreement with the City whereby the Grantee assumes all long-term maintenance and financial responsibilities for the approved grant project, in exchange for the City's ownership of the approved private improvements on City-owned lands.
Bayview Foundation, INC	Alder Tag Evers - D13	Bayview Leaders - restart Bayview Leaders neighborhood organization. Provide training, mentorship, and pathways to community engagement and organizing. Bayview Leaders ensures that low-income residents play a central role in shaping a more vibrant and resilient community.	$3,000	67.2	6	$ 3,000	Planning Division must approve a revised detailed budget and scope of services; Planning Division must approve benchmarks for developing and sustaining neighborhood leaders; property owner/landlord must approve project.
Seein' is Believin' LLC	Alder Derek Field - D3	The Peace Within - community wellness and violence prevention project designed to strengthen connection, safety, and overall quality of life for residents of Harmony Apartments and the surrounding neighborhood. The centerpiece of the grant funded project will be the creation of a Healing in the Outdoors Walk-Through Gallery.	$5,000	64.6	7	$ 5,000	Planning Division must approve a revised detailed budget and scope of services; Planning Division must approve benchmarks for developing and sustainining neighborhood leaders; property owner/landlord must approve project.

My P.R.O.C.E.S.S. INC	Alder Derek Field - D3	Meadowland Community Enrichment Initiative - transform the Meadowlands neighborhood into a hub of learning, creativity, and wellness. Combine science, technology, arts, and community engagement to address critical needs such as educational enrichment, food insecurity, and social connectivity. The center-piece will be a hands-on STEAM Fest, featuring interactive experiences with gaming technology, drones, and live demonstrations from scientists specializing in physics, biology, chemistry, and neurology.	$15,000	56.0	8	$ 5,000	Planning Division must approve a revised detailed budget and scope of services; Planning Division must approve benchmarks for developing and sustainining neighborhood leaders; property owner/landlord must approve project.
The following projects are recommended for funding:							
The River Food Pantry, INC	Alder Carmella Glenn - D18	Community Planted Native Species/Pollinator Gardens - plan, install, and maintain several public "pocket gardens" at the new food pantry facility. These gardens will create a more attractive and welcoming public environment along Packers Avenue, improve environmental sustainability for the site, and offer a means of both immediate and long-term community engagement.	$9,221	55.6	9	$ 1,074	Planning Division must approve a revised detailed budget and scope of services; proposed garden and planting materials (with exception of tiller rental) near River Food Pantry entrance on Packers Avenue are eligible grant expenses; Planning Division must approve garden site plan; Grantee must submit a revised site plan to Zoning for its records.
Totals:			$44,921			$ 26,774	
The following projects are not recommended for funding due to the project/applicant being ineligible:							
uHuman: a multimedia miracle	Citywide	The Creative Recovery Lab - the offerings from the Lab help community members connect with one another and reduce the stigma & shame associated with addiction and recovery. They are building skills to harness their creative power to address serious issues like addiction and the behaviors and outcomes associated with it.	$3,000	N/A	N/A	N/A	N/A
Urban Triage	Alder Isadore Knox - D14	Supporting Healthy Youth Leadership & Wellness Cohort - an 8-week neighborhood-based initiative serving youth ages 14–19 in South Madison, including the Park Street Corridor and Bram's Addition neighborhoods. The project addresses documented gaps in accessible leadership development and preventative wellness supports for youth experiencing economic instability and housing disruption.	$5,000	N/A	N/A	N/A	N/A
Madison Tenant Power	Citywide	Hippie Christmas Fest - is the local name for the chaotic wave of lease turnovers on August 15, when discarded furniture fills the curbs and many student renters are forced to move with nowhere to go. In a city where August 15 is often called the "day of homelessness," this moment highlights the housing insecurity and enormous waste created by Madison's annual rental churn.	$3,000	N/A	N/A	N/A	N/A
PhoenixAD	Citywide	Knitting Hats for Warmth - funds will support the Founder, myself. working full-time to expand production, improve outreach, strengthen partnerships with local shelters, and track outcomes. Funding also covers materials (yarn & supplies) and distribution costs.Impact:I would like to Increase number of warm accessories that I produce and distributeProvide immediate warmth and reduce cold-related health risks. Restore dignity and safety to individuals facing homelessness.	$5,000	N/A	N/A	N/A	N/A
Merimane	Alder Dina Nina Martinez-Rutherford - D15	Pioneer People Project - a special event clothing drive located near the north eastside of Madison WI.	$400	N/A	N/A	N/A	N/A
Totals:			$61,321			$ 26,774	$3,226 (Maintenance Reserve)
* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team.							

City of Madison

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

Master

File Number: 92374

File ID:	92374	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/18/2026
File Name:	Police ongoing emergency detention transport services contract REDI Transports, LLC			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter a competitively selected service contract with REDI Transports, LLC for the dates of May 1, 2026 - December 31st, 2026, with up to four optional one-year renewals for ongoing emergency detention transport services. Future renewals will operate under a January through December annual contract

Notes:

Sponsors:	Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Fin. Mgr. T. Mawer	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	03/18/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Public Safety Review Committee (4/8/26), Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92374

Fiscal Note

The proposed resolution authorizes a competitively selected contract with REDI Transports, LLC for the dates of May 1, 2026 through December 31, 2026 with four optional one-year renewals for ongoing emergency detention transport services. The annual cost is not to exceed $150,000 for 2026 and the contract is capped with a 5% annual increase for a total not to exceed $182,326 in the last year of optional contract renewal. Funding for the 2026 amount is available in the Madison Police Department's 2026 Adopted Operating Budget. Funding for future years will be requested through the operating budget process. At this time, no additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter a competitively selected service contract with REDI Transports, LLC for the dates of May 1, 2026 - December 31st, 2026, with up to four optional one-year renewals for ongoing emergency detention transport services. Future renewals will operate under a January through December annual contract

Body

WHEREAS, the Madison Police Department requires emergency detention transport services in order to pursue their safe transport of patients to Winnebago Mental Health Institute; and

WHEREAS, the Madison Police Department worked with the Purchasing Division to issue RFP #15012-0-2025-AH to solicit proposals for such services, and received 3 proposals; and

WHEREAS, an evaluation team consisting of Purchasing and relevant Madison Police Department staff conducted a detailed evaluation, scored and ranked each of the proposals using criteria including cost, skill, equipment, past performance and references; and REDI Transports, LLC was selected through this process; and

WHEREAS, to complete the transport work in 2026, the City and REDI Transports, LLC have entered into a contract to provide such services and accomplish all the other deliverables required by #15012-0-2025-AH at a price not to exceed $150,000 per year, with an optional renewal clause to extend the contract through an additional four years;

WHEREAS, the Madison Police Department now requests to extend the annual cost for 2026 not to exceed $150,000, capped with a 5% annual increase and a total not to exceed $182,326 in the last year of the optional contract renewal; and

WHEREAS, under MGO 4.26(3)(e), service contracts of more than one year that average more than $100,000 per year in cost requires Common Council approval and signature by the Mayor and City Clerk.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to enter into a new contract with REDI Transports, LLC for the purposes described above for an amount not to exceed $150,000 per year for 2026 and for subsequent renewal years as available funding allows.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92375

File ID:	92375	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/18/2026
File Name:	Authorizing the CDD to extend Purchase of Services contracts with Housing Initiatives, Inc. and Madison Community Cooperative, Inc. through December 31, 2026 (District 2, District 4, District 12, District 6, District 18, District 10).			**Final Action:**	

Title: Authorizing the CDD to extend Purchase of Services contracts with Housing Initiatives, Inc. and Madison Community Cooperative, Inc. through December 31, 2026 (District 2, District 4, District 12, District 6, District 18, District 10).

Notes:

Sponsors:	John P. Guequierre, Dina Nina Martinez-Rutherford And Barbara Harrington-McKinney	**Effective Date:**	
Attachments:		**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	03/18/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (4/13/26), Common Council (4/21/26)

Text of Legislative File 92375

Fiscal Note

The proposed resolution authorizes the extension of purchase of services contracts with Housing Initiatives, Inc. and Madison Community Cooperative, Inc. The Housing Initiatives, Inc. contract was originally approved in 2024 in the amount of $331,440. The Madison Community Cooperative, Inc. contract was originally approved in 2024 in the amount of $310,786. Both contracts are funded by Community Development Block Grant (CDBG) funds in the Community Development Division's Capital Improvements for Non-profit Housing (CINH) program. The Community Development Division's adopted operating budget includes funding for the remaining portions of these contracts

in the Community Development Mutiyear Grant Fund (Fund 1205, project #71024). No additional appropriation required.

Title

Authorizing the CDD to extend Purchase of Services contracts with Housing Initiatives, Inc. and Madison Community Cooperative, Inc. through December 31, 2026 (District 2, District 4, District 12, District 6, District 18, District 10).

Body

Action

WHEREAS, the Community Development Division (CDD) awarded Community Development Block Grant (CDBG) funds through the Capital Improvements for Non-profit Housing (CINH) Program to support the rehabilitation of rental housing units owned and operated by Housing Initiatives, Inc. and Madison Community Cooperative, Inc.; and,

WHEREAS, the Common Council adopted a resolution approving an award and authorizing the Mayor and City Clerk to execute a contract with Housing Initiatives, Inc. to accomplish this purpose (RES-24-00718/Legistar File #86219); and,

WHEREAS, the Common Council adopted a resolution approving an award and authorizing the Mayor and City Clerk to execute a contract with Madison Community Cooperative, Inc. to accomplish this purpose (RES-24-00622/Legistar File #85520); and,

WHEREAS, a Purchase of Services contract was executed with these organizations and the terms of these agreements were in effect through December 31, 2025; and,

WHEREAS, the contract with Housing Initiatives, Inc. called for it to complete or procure contractors to complete rehabilitation improvements on an estimated 39 units located at 7 different properties; and,

WHEREAS, the contract with Madison Community Cooperative, Inc. called for it to complete or procure contractors to complete rehabilitation improvements on an estimated 153 units located at 9 properties; and,

WHEREAS, due to project delays, the proposed work was not completed before the expiration of the contracts; and,

WHEREAS, the CDD now recommends extending the contracts through December 31, 2026 so the proposed rehabilitation of the units can be completed.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves the

extension of the Purchase of Services contracts with Housing Initiatives, Inc and Madison Community Cooperative, Inc. as described herein; and,

BE IT FURTHER RESOLVED, 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 purpose of this Resolution, and to comply with and perform the obligations of the City hereunder.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92367

File ID:	92367	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Metz Catering PA, LLC • dba NA
1000 Edgewood Dr • Agent: MIchael Delisle
Estimated Capacity (in/out): 450
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

Notes:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)					

Text of Legislative File 92367

Title

Public Hearing - New License
Metz Catering PA, LLC • dba NA
1000 Edgewood Dr • Agent: MIchael Delisle
Estimated Capacity (in/out): 450
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

City of Madison

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

Master

File Number: 92367

City of Madison

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

Master

File Number: 92368

File ID:	92368	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Madison WI Hotels LLC • dba La Quinta Inns and Suites
5217 East Terrace Dr • Agent: Harshal Amin
Estimated Capacity (in/out): 70
Class B Beer • 3% alcohol, 0% food, 97% other
Police Sector 520 (District 17)

Notes:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Text of Legislative File 92368

Title

Public Hearing - New License
Madison WI Hotels LLC • dba La Quinta Inns and Suites
5217 East Terrace Dr • Agent: Harshal Amin
Estimated Capacity (in/out): 70
Class B Beer • 3% alcohol, 0% food, 97% other
Police Sector 520 (District 17)

City of Madison

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

Master

File Number: 92368

City of Madison

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

Master

File Number: 92369

File ID:	92369	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Thai Fusion LLC • dba Thai Fusion
745 N High Point Rd • Agent: Naomi Hanada
Estimated Capacity (in/out): 36/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 126 (District 19)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00160 App.pdf, LICLIB-2026-00160 Supplemental.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Text of Legislative File 92369

Title

Public Hearing - New License
Thai Fusion LLC • dba Thai Fusion
745 N High Point Rd • Agent: Naomi Hanada
Estimated Capacity (in/out): 36/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 126 (District 19)

City of Madison

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

Master

File Number: 92369

Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

1283

(Agenda Item Number)

(Legistar file number)

LIC4B-2026-00160
(License number)

(Alder District #) (Police Sector)
Office Use Only

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

Section A – Applicant

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

   THAI FUSION LLC

2. Trade Name (doing business as) THAI FUSION LLC

3. Address to be licensed 745 N High Point Rd, Madison, WI, 53717

4. Mailing address 745 N High Point Rd, Madison, WI, 53717

5. Anticipated opening date opened at 02/10/2026

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

   ☑ No ☐ Yes (explain)

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

Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license. @ 1,410 Sq.ft.

   Our Restaurant has a storage room which located at the back of the Restaurant and only employees can entrey this room We will storage the Beer at the storage room and Frigerator two. We only sale in the house no outside sitting

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

   Indoor: 36 Outdoor: _____

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

   Is a big public parking lot at plaza. in that plaza have different stores, is monitored under the plaza management team.

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Naomi Hanada

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

14. How long has the agent continuously resided in the State of Wisconsin? 15 years

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

   ☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 5/2/2025

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

   _____

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

   ☐ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Owner	XUAN WANG	4764 Vosen Rd, Middleton, WI

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

   Naomi Hanada

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

   ☑ No ☐ Yes (explain) _____

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

   ☑ No ☐ Yes (explain) _____

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11-2pm - 2-8pm	11am-2pm - 2pm-8pm	~~11am-2pm~~ closed ~~2pm-8~~	11am-2pm - 2pm-8pm	11am-2pm - 2pm-8pm	11am-2pm - 2pm-9pm	11am-2pm - 2pm-9pm
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
5 % Alcohol 95 % Food _____ % Other

If applicable, describe "Other": _____

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

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

_____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2026.

38. State Seller's Permit 456-1032223601-04

39. Federal Employer Identification Number 39-4719282

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

Contact person Naomi Hanada

Business phone 608-203-5238 Business e-mail address 745north@thaifusion.net

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

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

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

03/10/2026
(Date)

Clerk's Office checklist for complete applications

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

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

Thai Fusion
745 N High point Rd
608-203-5238

Business Plan

1.Idea of the business

We are a local women owned restaurant. We have the family receipt and try to bring the delicious food to our community.

2.Target customers

Our lovely neighborhood.

Office workers who are looking for simple but flavorful food.

Families who like casual dining.

3. Location

Close Bank and Dean clinic. Big neighborhood.

4. Marketing

Social media like facebook,instagram and third party delivery.

5.Business Goals

Try to build relationships with the community and offices.

Have more loyal customers.

Thai Fusion Kitchen offers a creative twist on Thai food by combining traditional flavors with global dishes. With a unique menu, strong marketing, and a good location, the business has potential to attract many customers.

1290

ThaiFusion

Thaifusionmadison.com

APPETIZERS

Served with house sweet and sour sauce

CRAB RANGOON (4PCS) 6.99
Mixture of cream cheese, imitation crab meat, wrapped in wonton skin and deep fried

EGG ROLL (2PCS) 5.99
Chicken or **Veggie**

FRIED TOFU (6PCS) 6.99
Deep fried tofu

DUMPLING (6PCS) 6.99
Pork / Chicken

YUM WOON SEN 11.99
Noodle salad. Glass noodles, shrimp, garlic, onion, chili, fish sauce, lime, sugar, oyster sauce

COCONUT SHRIMP (4PCS) 8.99
Deep-fried shrimp in a crunchy coconut crust

CURRY

Served with rice

KENG PET 14.99
Vegetable curry. Red curry paste mix with coconut milk, bamboo shoots, green beans, basils&Thai eggplant, carrots, broccoli

KENG KARI 15.99
Pork / Chicken / Shrimp(+$2)
Yellow curry paste mix with coconut milk, bamboo shoots, green beans, basils&Thai eggplant, carrots, broccoli

KENGKEOWVANE 15.99
Pork / Chicken / Shrimp(+$2)
Green curry paste mix with coconut milk, bamboo shoots, green beans, basils&Thai eggplant, carrots, broccoli

KENG PET 15.99
Pork / Chicken / Shrimp(+$2)
Red curry paste mix with coconut milk, bamboo shoots, green beans, basils&Thai eggplant, carrots, broccoli

THAI PINEAPPLE SHRIMP CURRY 17.99
Red curry paste mix with coconut milk, pineapple, shrimp, bamboo shoots, green beans, basils&Thai eggplant, carrots, broccoli

CURRY UDON (NO RICE) 15.99
Pork / Chicken / Tofu / Shrimp(+$2)
Red curry paste mix with coconut milk, bambooshoots, green beans, basils&Thai eggplant, carrots, broccoli

SOUPS

Served with rice

TOM YUM SOUP 15.99
Chicken / Tofu / Shrimp(+$2)
Spicy soup, kaffir lime leaves, tamarind, mushroom, tomato, chili, topped with cilantro, medium spicy

745 N High Point Rd, Madison, WI 53717 608-203-5238

1291

MAIN COURSE

Served with rice

PAD KAPAO 15.99
Pork / Chicken
Stir fry kaphao leaves (herb-like basil), hot chili pepper, garlic, baby corn, green beans, bell pepper

STIR FRY VEGGIE 14.99
+Tofu(+$2)
A flavorful dish of stir fry with seasonal vegetables. Includes mushroom, carrots, baby corn, green beans, bamboo shoots, broccoli

THAI BASIL CHICKEN 15.99
Chicken, basil, chili, garlic, onion, green beans, soy sauce, fish sauce, oyster sauce

THAI CASHEW CHICKEN 15.99
Chicken, cashew nuts, onions, carrots, broccoli, garlic, fish sauce, sugar, soy sauce, sweet and spicy sauce

THAI BASIL SQUID 18.99
Squid, basil, chili, garlic, onion, green beans, soy sauce, fish sauce, oyster sauce

HOUSE DRINKS

THAI MILK TEA (ICE) 5.99
Coconut Jelly (+$1)

LEMONADE 5.99
Pineapple / Lychee / Coconut Jelly (+$1)

THAI COFFEE 5.99
Hot / Ice

DRINKS

SODA 2.99
Coke / Diet Coke / Sprite

SOY BEAN MILK 4.99

COCONUT WATER 4.99

STIR-FRY DISHES

Served with rice noodles or rice

DRUNKEN NOODLE 14.99
Pork / Chicken / Tofu
***Vegan option available (without egg)**
Sweet & spicy dish with a mixture of thick rice noodles, eggs, basil, peppers, carrots, onion, bokchoy, bean sprouts, blend with dark soy sauce.

PAD THAI 14.99
Pork / Chicken / Tofu
***Vegan option available (without egg)**
stir-fry rice noodle with eggs, bean sprouts & homemade Pad Thai sauce. Topped with lime and peanut

PAD C EEW 14.99
Pork / Chicken / Tofu
***Vegan option available (without egg)**
Stir-fry thick rice noodles and eggs, with dark soy sauce, carrots, onion, bokchoy, bean sprouts

FRIED RICE 13.99
Veggie / Shrimp(+$2)
***Vegan option available (without egg)**
Jasmine rice stir fry with eggs, corn, carrots, onion, peas

PINEAPPLE FRIED RICE 16.99
Jasmine rice stir fry with eggs, shrimp, pineapple, cashew nuts, corn, carrots, onion, soy sauce, fish sauce, oyster sauce, curry powder, peas

SIDES

PORK	4.99
CHICKEN	4.99
SHRIMP	5.99
TOFU	3.99
VEGGIE	3.99
RICE	1.99

DESSERTS

MOCHI ICE CREAM (2PCS) 4.99
Mango / Vanilla / Chocolate

SESAME BALL (4PCS) 6.99

COCONUT PUDDING 6.99

745 N High Point Rd, Madison, WI 53717 608-203-5238

Storage Room Employees Only

Kitchen

Hallway

Restroom

Restroom

Reception

Drink

Table

Table

Table

Table

Table

Table

Table

Table

Table

Table

Door

City of Madison

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

Master

File Number: 92370

File ID:	92370	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
Becco Inc • dba TBD
421 S Park St • Agent:Sukhraj Singh Bharya
Class A Beer, Class A Liquor, Class A Cider
Police Sector 203 (District 13)

Notes:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Text of Legislative File 92370

Title

Public Hearing - New License
Becco Inc • dba TBD
421 S Park St • Agent:Sukhraj Singh Bharya
Class A Beer, Class A Liquor, Class A Cider
Police Sector 203 (District 13)

City of Madison

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

Master

File Number: 92371

File ID:	92371	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
McShoe Madison LLC • dba Mike's Horseshoe Bar & Grill
3900 Dempsey Rd • Agent: Travis McGuigan
Estimated Capacity (in/out): 99/30
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 613 (District 15)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00167 App.pdf, LICLIB-2026-00167 Supplemental.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Text of Legislative File 92371

Title

Public Hearing - New License
McShoe Madison LLC • dba Mike's Horseshoe Bar & Grill
3900 Dempsey Rd • Agent: Travis McGuigan
Estimated Capacity (in/out): 99/30
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 613 (District 15)

City of Madison

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

Master

File Number: 92371

Liquor/Beer License Application

1296

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00167

(License number)

15 (Alder District #) 613 (Police Sector)

Office Use Only

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

licensing@cityofmadison.com
608-266-4601

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.
   McShoe Madison LLC
2. Trade Name (doing business as) Mike's Horseshoe Bar and Grill
3. Address to be licensed 3900 Dempsey Rd
4. Mailing address 3900 Dempsey Rd Madison, WI 53716
5. Anticipated opening date 5/1/26
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
   _____
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)
   _____

Section B—Premises

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

On the main Level there is one Bar Counter with seating, several tables with stools, a pool table, dart boards, poker machines and a dart board. There is outdoor seating available on the Patio. Down Stairs is the office, Liquor Room, Walk in Bar Cooler, Dry Storage area and a Chest Freezer.

1297

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

Indoor: 99 Outdoor: 30

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

Two Rows Parking off Cottage Grove Road A Few Spots along Dempsey Road Side of Building. Parking Lot is monitered with Caneras, Occasional Bartender Checks and Security Check On Weekends.

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Travis McGuigan

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

14. How long has the agent continuously resided in the State of Wisconsin? 50 Years

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 2000

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

WI 2/27/26

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

☐ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Member	Travis McGuigan	Monona, WI

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

Travis McGuigan

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

☒ No ☐ Yes (explain) _____

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

☒ No ☐ Yes (explain) _____

Section D—Business Plan

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

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9AM - 12AM	9AM - 12AM	9AM - 12AM	9AM - 12AM	9AM - 12AM	9AM - 1AM	9AM - 1AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
10PM - 12	10PM - 12	10PM - 12	10PM - 12	10PM - 12	10PM - 1	10PM - 1

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

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

If applicable, describe "Other": _____

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

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

_____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 2 .

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

39. Federal Employer Identification Number 41461963

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

Contact person Travis McGuigan

Business phone 608-345-1397 Business e-mail address McShoeMadison@gmail.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name Michael J Ableidinger, ESQ

Phone 608-358-7270 E-mail Mike@ABLELAW.NET

1300

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

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

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

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

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

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

3/11/26
(Date)

Clerk's Office checklist for complete applications

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

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

Business Plan

Mike's Horseshoe Bar and Grill

Contact

Travis McGuigan
McShoeMadison@gmail.com
608-345-1397
4548 Winnequah Rd
Monona, WI 53716

Mike's Horseshoe Bar&Grill ("The Horseshoe")has been owned and operated by Horseshoe Bar LLC since 1989. It is the intention of McShoe Madison LLC to purchase the business assets at 3900 Dempsey Road. With the profitable history, McShoe Madison LLC will continue to operate in the same fashion. The Horseshoe has a robust and diverse clientele. This is due to affordable beverages and quality food served by a long tenured and much loved staff. The Horseshoe is well known for its all day happy hour that runs until 6 pm every day. The Horseshoe has game day specials, monthly and weekly events to draw people into the establishment. The Horseshoe sponsors dart, pool softball and bowling teams. The Horseshoe also donates to local charities and fundraisers. The Horseshoe features an outdoor patio with picnic table seating that is highly visible from the bike path near the Pinney Library.
Travis McGuigan is the sole member of McShoe Madison LLC. Travis has over 30 years of bartending and customer service experience. Travis has three years of ownership experience with Angelo's Monona from 2017-'20. Working at several bars, Travis has grown a considerable following that will only enhance the already successful business. Travis has been voted "Best Bartender in Monona" two times.
Travis will be handling all the day to day and managerial responsibilities of the business.

It is the mission of McShoeMadison LLC to provide a safe environment to have a fun and safe experience while preparing quality food and responsibly serving alcohol at competitive prices.

1303

Mike's Horseshoe Bar

Appetizers

Beer Fries	½ order $2.25	Full $4.50	Regular Fries	½ order $2.00	Full $4.00
Cheese Curds (garlic or plain)	$5.25		Potato Teezers (plain or southwest)	$5.00	
Mozzarella Sticks	$5.00		Mushrooms	$5.00	
Onion Rings	$5.00		Poppers (cream cheese or cheddar)	$5.00	
Chicken Drummies (6)	$7.50		Spicey Wings (6)	$7.50	
Chicken Strips (5)	$7.50		Chicken Strip (1)	$1.50	
Shrimp	$6.25		Fish and Chips	$7.50	
Fish (1 piece)	$2.50				

Each item comes with one sauce of your choice: BBQ, Ranch, Tarter, Mayo, Blue Cheese, Hot Sauce. Additional sauces $0.50 each.

Sandwiches

All sandwiches come plain. Choice of toppings include lettuce, tomato, raw onion, fried onion, mayo.

*Hamburger	$5.75	Chicken Sandwich	$5.50
*Cheeseburger	$6.25	Fish Sandwich	$6.00
*Double Hamburger	$9.50	*Steak Sandwich	$7.50
*Double Cheeseburger	$10.50	Grilled Cheese	$4.25

Lotzza Motzza Pizzas

Small $9.25 Large $11.25

*Consuming undercooked meats increases the risk of foodborne illness.

Prices listed above are for cash. Credit cards will add a 3.5% fee to the price.

03/13/2026

The building at 3900 Dempsey Road is undergoing a change of ownership. The sale of the building will close at EOM. As of today McShoe Madison LLC does not have a lease to present. A lease will be drawn up and presented after the 1st of April.

PARKING

PARKING

Smoking AREA

BAR COUNTER

Men's Room

Women's Room

Table

Dart Board

Basement Stairs

TABLE

TABLE

TABLE

BOOTHS

PATIO

ENTRANCE

FOYER

PARKING

Mike's Horseshoe Bar and Grill

City of Madison

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

Master

File Number: 92372

File ID:	92372	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	03/18/2026
File Name:				**Final Action:**	

Title: Public Hearing - New License
GO Veg LLC • dba Green Owl
1970 Atwood Ave • Agent: Michael Randall
Estimated Capacity (in/out): 40/40
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 410 (District 6)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2026-00168 App.pdf, LICLIB-2026-00168 Supplemental.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/18/2026	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (4/15/26), Common Council (5/5/26)

Text of Legislative File 92372

Title

Public Hearing - New License
GO Veg LLC • dba Green Owl
1970 Atwood Ave • Agent: Michael Randall
Estimated Capacity (in/out): 40/40
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 410 (District 6)

City of Madison

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

Master

File Number: 92372

1308

Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)
LICLIB·2026·00168

(License number)

(Alder District #)	(Police Sector)
6	410

Office Use Only

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.
   GO Veg LLC
2. Trade Name (doing business as) Green Owl Cafe
3. Address to be licensed 1970 Atwood Ave Madison, WI 53704
4. Mailing address 1970 Atwood Ave Madison, WI 53704
5. Anticipated opening date 05/06/2026
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ~~☒~~ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☐ No ☒ Yes (explain)
   Michael Rardall - Alchemy Cafe/Ideal Bar/Jean's Bar Amanda Versch Alchemy Cafe/Ideal Bar

Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   Approximately 3000 sqft of retail space. 1500 sqft retail, 1500 sqft basement storage. Including dining room, small bar, outdoor patio and roadway cafe on Atwood Ave. Alcohol stored in basement dry storage.

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

Indoor: 40 Outdoor: 40

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

Public parking on Atwood except when patio present.

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

☐ No ☒ Yes, license issued to Veg Table/Green Owl/Fresh Fri (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent Michael Randall

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

14. How long has the agent continuously resided in the State of Wisconsin? 19 years

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

☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed _____

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

Wisconsin 3/13/26

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

☒ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Partner	Michael Randall	Barneveld, WI
Partner	Amanda Versh	Madison, WI

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

Michael Randall

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

☒ No ☐ Yes (explain) _____

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

☐ No ☒ Yes (explain) Michael Randall: Alchemy Cafe/Ideal Bar/Jun's Bar
Amanda Versh Alchemy Cafe/Ideal Bar

Section D—Business Plan

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

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

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

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

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. Food

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

If applicable, describe "Other": _____

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

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

_____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

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

38. State Seller's Permit 456-1032369011-02

39. Federal Employer Identification Number 41-4860058

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

Contact person Michael Randall

Business phone 262-903-1676 Business e-mail address emptyrandall@hotmail.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

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

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

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

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

3/13/26
(Date)

Clerk's Office checklist for complete applications

- ☑ WI Seller's Permit Certificate (matching articles of incorporation)
- ☑ FEIN
- ☑ Written description of premises
- ☑ Background investigation form(s)
- ☑ Form for surrender of previous license
- ☑ *Articles of Incorporation
- ☑ *Appointment of Agent

* Corporation/LLC only

- ☑ Floor Plans
- ☑ Lease
- ☑ Business Plan
- ☑ **Sample Menu

** Class B only

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

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

Date complete application filed with Clerk's Office _____
Date of ALRC meeting _____ Date license granted by Common Council _____
Date provisional issued _____ Date license issued _____

Green Owl Café

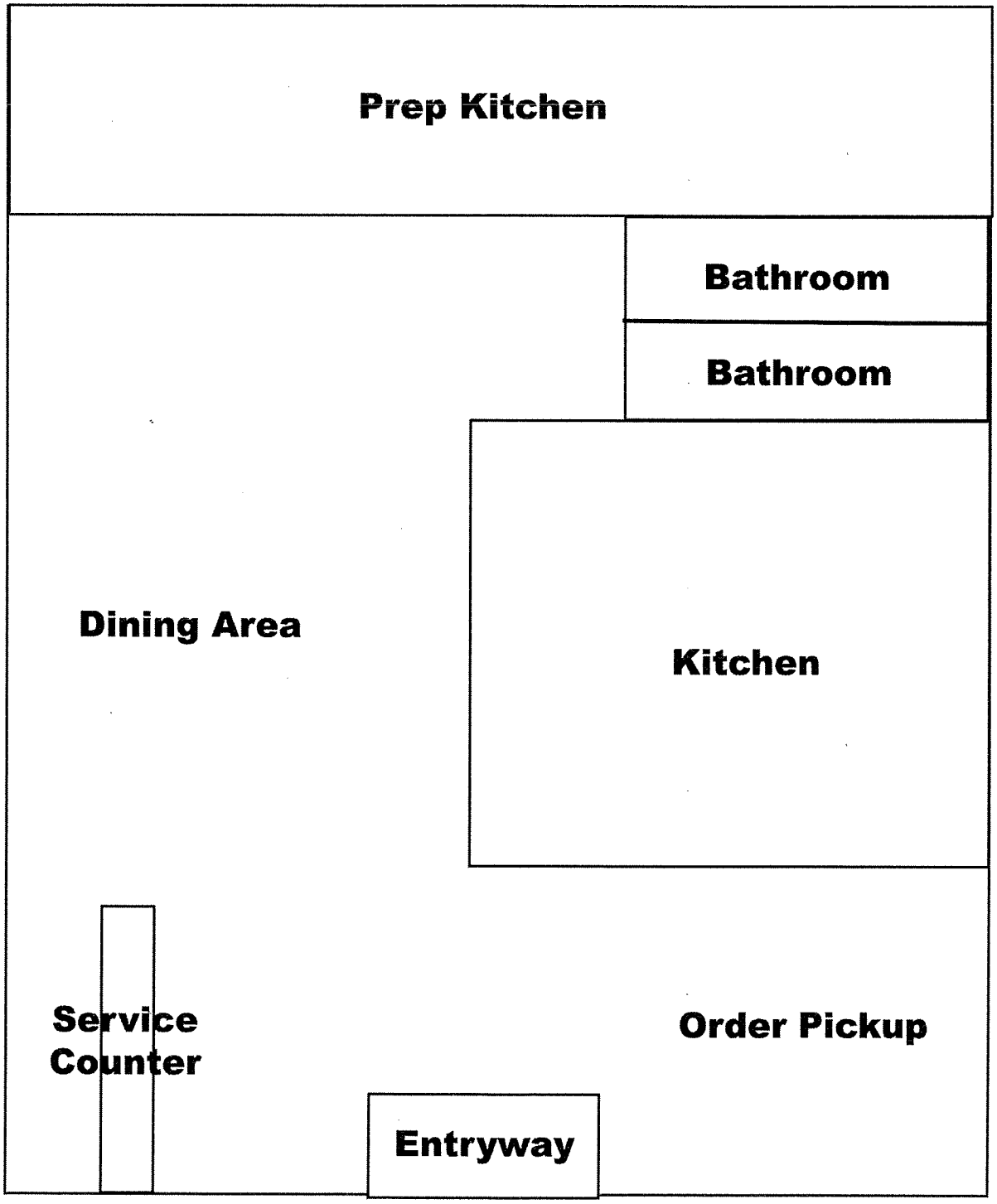
Business Plan

Our intention is to continue to operate the Green Owl as the previous owner has, as a limited-service restaurant that features vegan and vegetarian dishes.

We will be working closely with the previous owner over a series of months to gain his knowledge and expertise in the business. We have no plans to waiver from his business model.

The hours, menu, staff, etc will remain the same.

Green Owl Floor Plan



COCKTAILS AND BEER

Tequila and Jarritos
$5.00
Jarritos flavor of your choice

Gin and Tonic
$5.00
rotationg house infused gin

Vodka Lemonade
$5.00
rotating house infused vodka with orange blossom lemonade

Local Craft Beer 16oz cans
$7.00
Rotating selection

Non - Alcoholic Beers
$5.00
rotating selection in cans

WEEKLY SPECIALS

Soup of the Week:
$6.00

Creamy Butternut Sweet Potato (gf)

Sandwich of the Week
$16.00

Jerk Veggie Tofu Sub - jerk roasted veggie mix, tofu, spinach, avocado, creamy habanero sauce, on a hoagie roll, plus choice of side

Burger of the Week
$16.00

Jalapeno Popper Burger - whipped scallion cream cheese, grilled fresh jalapeno, crispy fried onion, vegan or dairy cheese, aioli, lettuce, tomato, house made patty, on a bun, plus choice of side

Seitan Hamburger Helper
$16.00

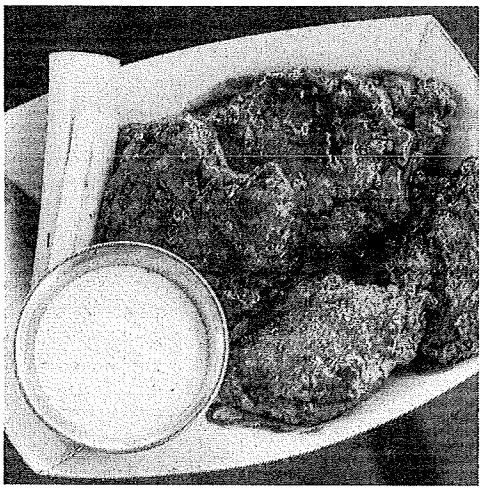
SANDWICHES

Served with choice of salad, soup(+$1), red potatoes, kale crisps, or french fries

TLT with Avocado
$16.00

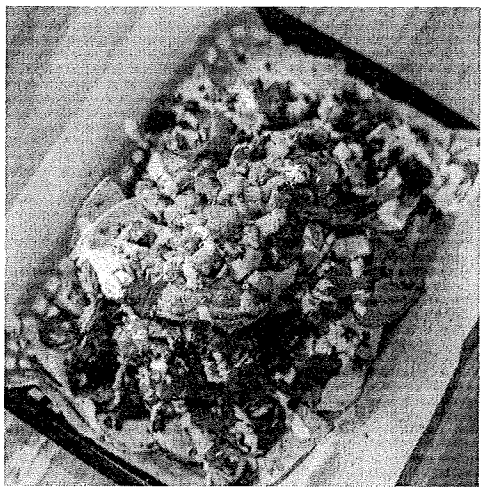
Tempeh bac'un served on madison sourdough's sour-dough with lettuce, tomato, avocado, and garlic aioli. GF available.

APPETIZERS



Wings
$11.50

Fried veggie nuggets with your choice of buffalo, barbecue, diablo, sweet thai chili, or dry rub seasoning .



Deluxe Nachos
$15.00

Corn tortilla chips, cashew cheez sauce, beans, pico de gallo, lime crema, avocado, jalapenos, and walnut chorizo.



Banh Mi

$16.00

Banh mi inspired sandwich with lemongrass ginger grilled tofu. Daikon-carrot slaw, jalapenos, cucumber, garlic aioli served on a hoagie. GF available.

Madison Philly

$16.00

Thinly sliced seitan on a baguette with sauteed peppers and onions, giardiniera, and your choice of cashew cheez or provolone

Italian Cold Cut

$16.00

Seitan turkey, beefy seitan, vegan ham, Giardiniera, lettuce, tomato, Italian vinaigrette, aioli, your choice of vegan or dairy provolone

Turkey Club

$16.00

Tempeh Bacun, seitan turkey, vegan or dairy cheddar, lettuce, tomato, avocado, aioli, on two slices of sourdough bread

Original Chick'n Sandwich

$16.00



Owl Fries

$12.00

French fries, seitan, cashew cheez sauce, carmelized onion, howl sauce, scallions.

BURGERS

House made veggie burger patty +

Pickles, lettuce, tomato, aioli. Have patty tossed in any wing sauce for $1.

Chick'n Satay Sandwich
$16.00

Sriracha mayo, shredded carrot and cabbage,cucumber, cilantro, peanut sauce

Southern Style Chick'n Sandwich
$16.00

Creamy cabbage-jalapeño slaw, pickles, howl sauce

WRAPS

Served with choice of salad, soup(+$1), red potatoes. Kale crisps, or French fries.

Buffalo
$15.00

Fried veggie nuggets, buffalo sauce, lettuce, tomato, ranch

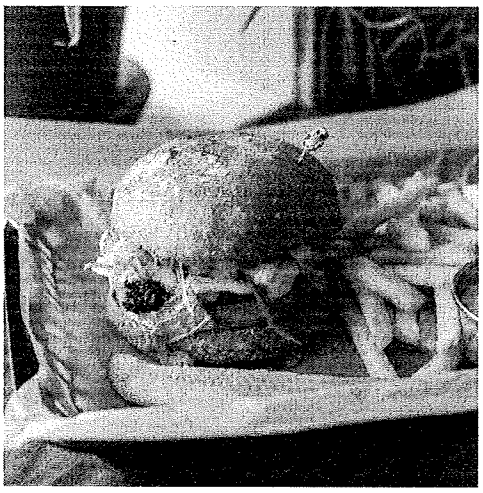
Santa Fe
$15.00

Lettuce, walnut chorizo, tortilla strips, pico de gallo, avocado, cashew cheez sauce, sriracha mayo, fresh jalapeno, cilantro. Can be made GF as a bowl.

choice of salad, soup(+$1), red potatoes, kale crisps, or french fries. | *Sub beyond burger patty for $2.00

House Burger
$16.00

Jalapenos, caramelized onion, arugula, aioli, and cashew cheez sauce on Stalzy's roll. GF available.



Classic Burger
$16.00

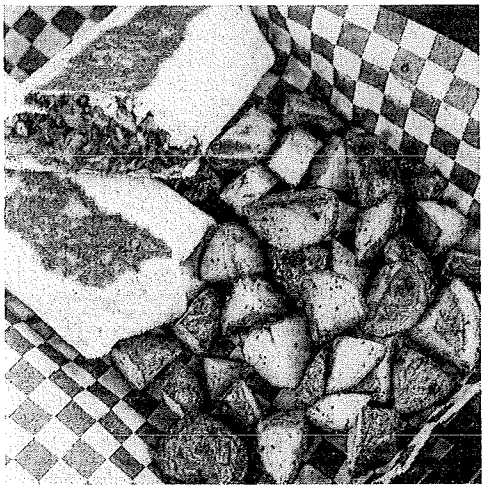
Lettuce, tomato, onion, pickles, aioli with choice of vegan or dairy American cheese. GF available.

Mushroom Burger
$16.00

Caramelized onion, mushrooms, garlic aioli, and choice of provolone or cashew cheez sauce. GF avalaible.

Burger of the Week
$16.00

Check our specials for the current selection!



Burrito

$16.00

Your choice of walnut chorizo or grilled Chick'n cutlet, cashew cheese sauce, jasmine rice, black beans, pico, corn, jalapeno crema, avocado. Can be made GF as bowl, with walnut chorizo.

Curry Tofu Wrap

$15.00

Grilled Lemon Tofu, coconut quinoa, tandori broccoli and cauliflower, spring mix, avocado, shredded cabbage and carrot, curry mayo. Can be made GF as bowl

SIDES

Fries

$5.00

Original Kale Crisps 1.5 oz box

$8.00

GF

Roasted Potatoes

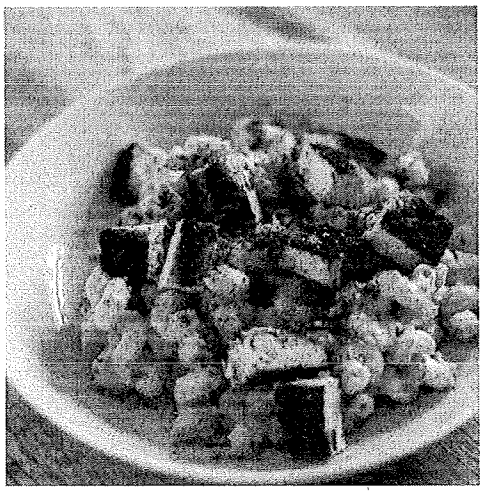
$5.00

GF

Side salad

$5.00

PASTA



Mac & Cheese

$14.00

Cashew cheese sauce. | Add plain, buffalo, BBQ nugs, Gardein Chick'n Cutlet+$5.00, add tofu or tempeh +$4.00

Pesto Alfredo

$15.00

iCavatappi in a creamy pesto alfredo sauce with broccoli, cauliflower, and sauteed mushrooms. | Add grilled lemon tofu or tempeh +$4.00, add Gardein Chick'n Cutlet +5.00

SOUP

Cup

$6.00

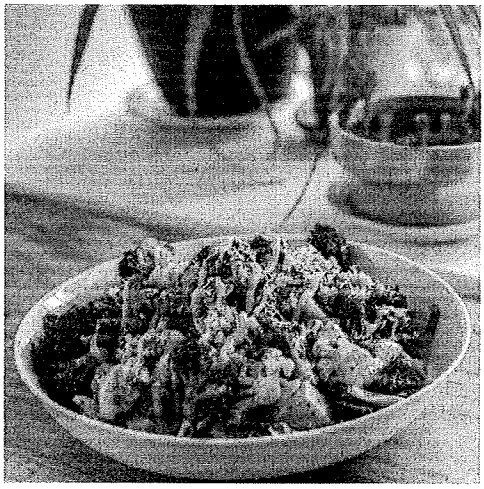
Cucumber, shredded cabbage and carrots, spring mix, house dressing. GF

BOWLS AND SALADS

Peanut bowl

$15.00

Sweet potato, coconut quinoa, steamed kale, shredded carrot & cabbage, scallions, cilantro, and sesame seeds served with ginger-peanut sauce. | Add tempeh or lemon tofu +$4.00, add Gardien Chick'n Cutlet +5.00m



Atwood salad

$15.00

Kale, broccoli, cauliflower, roasted sweet potato, shredded carrot & cabbage, coconut quinoa, and seed and nut crumble with a creamy mustard dressing | Add avocado for +$1.50 (GF available)

New Bowl

$16.00

Grilled Chick'n or tofu, pico de gallo, black beans, grilled zucchini and corn, jasmine rice, cilantro, cashew crema, sriracha mayo, tortilla strips,

Bowl

$8.50

Served with sourdough slice

fresh cilantro. GF available,
with tofu no strips)

City of Madison

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

Master

File Number: 92339

File ID:	92339	**File Type:**	Appeal	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/16/2026
File Name:				**Final Action:**	

Title: Appeal of the Plan Commission action on the conditional use request for 2927 East Washington Avenue, Legistar ID 91510.

Notes:

Sponsors:		**Effective Date:**	
Attachments:	Appeal 91510 Bangstad MBC.docx (3).pdf, File 91510	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	echristianson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/16/2026	Referred for Introduction				
	Action Text:	This Appeal was Referred for Introduction					
	Notes:	Common Council Public Hearing (4/21/26)					

Text of Legislative File 92339

Title

Appeal of the Plan Commission action on the conditional use request for 2927 East Washington Avenue, Legistar ID 91510.

CITY OF MADISON COMMON COUNCIL
APPEAL OF PLAN COMMISSION DECISION

Pursuant to MGO Section 28.185(10)

Appellant: Kirk Bangstad, Minocqua Brewing Company Madison Tap Room

Property Address: 2927 E Washington Avenue, Madison, WI 53704

Legistar File ID: 91510 (LNDUSE-2026-00003)

Plan Commission Action Date: March 2, 2026

Appeal Filed: Within 10 days of Plan Commission action, per MGO §28.185(10)

Relief Requested: Reversal of Plan Commission denial; approval of conditional use for amplified sound in outdoor eating area subject to conditions.

I. INTRODUCTION

Appellant Kirk Bangstad, owner and operator of Minocqua Brewing Company Madison Tap Room at 2927 E Washington Avenue, respectfully appeals the March 2, 2026 decision of the Madison Plan Commission denying his application for a conditional use permit to allow amplified sound in an existing, approved outdoor eating area.

The denial was not supported by substantial evidence as required by Wisconsin law. The Plan Commission's stated reason — proximity to residential uses — is a site characteristic, not evidence of actual harm. Meanwhile, the Plan Commission permitted extensive public comment focused entirely on the personal character of the applicant, which is legally irrelevant to the conditional use standards under review. The result is a denial that cannot be sustained under Wisconsin Statute §62.23(7)(de) or the City's own conditional use standards.

II. FACTUAL BACKGROUND

The Minocqua Brewing Company Madison Tap Room has operated lawfully at 2927 E Washington Avenue since receiving Plan Commission approval in November 2023. In August 2024, the tap room received administrative approval for an outdoor eating area (beer garden), permitted as-of-right provided it closes by 9:00 p.m. and has no amplified sound.

This application seeks conditional use approval for a limited and specific expansion of that permitted use: amplified sound on Saturdays from 3:00–6:00 p.m. between May and October, plus amplified broadcasts of University of Wisconsin Badger football games. The beer garden would continue to close no later than 9:00 p.m.

In support of the application, the appellant proposed the following mitigation measures:

- Installation of sound-mitigating curtains (NRC rating of .70–.85) along the interior of the surrounding fence
- Use of decibel monitoring at property lines
- Hours limitation: Saturdays 3:00–6:00 p.m., May through October only
- Acceptance of a one-year approval period with renewal required thereafter

The Planning Division's own staff report acknowledged that if the Plan Commission found the standards met, it had prepared detailed conditions of approval that would govern the use. Staff also explicitly stated: “Staff are not aware of complaints filed with Zoning regarding activities occurring in the outdoor eating area” under current approvals.

On March 2, 2026, the Plan Commission denied the application, citing only that Conditional Use Approval Standard 3 was not met “due to the proximity of the outdoor eating area with proposed amplified sound to residential uses.”

III. LEGAL STANDARDS GOVERNING THIS APPEAL

A. Wisconsin Statute §62.23(7)(de): The Substantial Evidence Requirement

In 2017, the Wisconsin Legislature enacted 2017 Wisconsin Act 67, codified at Wis. Stat. §62.23(7)(de), which fundamentally changed the standards for conditional use permit decisions. Under this law:

- **The city’s decision to approve or deny must be supported by substantial evidence.** Wis. Stat. §62.23(7)(de)(2).
- **“Substantial evidence” is defined by statute** as “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet.” Wis. Stat. §62.23(7)(de)(1)(b).
- **If an applicant meets or agrees to meet all requirements and conditions**, “the city shall grant the conditional use permit.” Wis. Stat. §62.23(7)(de)(2)(a). This is mandatory language.
- **Any conditions imposed must be** “related to the purpose of the ordinance and be based on substantial evidence.” Wis. Stat. §62.23(7)(de)(2)(b).

The Madison Plan Commission’s own staff report acknowledges this standard explicitly, noting that “recent changes to 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.”

B. The Findings of Fact Requirement

Under Wisconsin case law, a decision-making body “may not simply grant or deny an application with conclusory statements” — it must “express, on the record, its reasoning why an application does or does not meet the statutory criteria.” 59.694 Annotation, Wisconsin Statutes.

A written decision is adequate only if a board's reasoning is clear from the transcript of its proceedings.

The disposition letter states only that Standard 3 was not met "due to the proximity" of the outdoor eating area to residential uses. This is a conclusory statement — it describes a site characteristic rather than providing findings of fact explaining how that characteristic, in this specific case with the specific mitigation proposed, would result in substantial impairment of neighboring properties.

C. MGO §28.183(6)(a)(3): The Applicable Conditional Use Standard

Standard 3 requires a finding that "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 key word is *substantially*. The standard does not require that there be zero impact. It requires that the City produce evidence showing that the specific proposed use — with the specific conditions proposed — would substantially impair neighboring properties. Proximity alone does not satisfy this evidentiary burden.

IV. GROUNDS FOR APPEAL

Ground 1: The Denial Is Not Supported by Substantial Evidence

The Plan Commission's stated basis for denial is that the outdoor eating area is "approximately 40 feet" from the nearest dwelling unit. That is a description of site geometry. It is not evidence that amplified sound — limited to Saturday afternoons, with sound curtains, decibel monitoring, and a solid wooden fence already in place — would *substantially* impair neighboring properties.

The staff report itself provides the most damaging evidence against the denial's validity:

- Staff acknowledged no zoning complaints have been filed regarding the outdoor eating area under its current approvals.
- Staff identified specific conditions under which it would recommend approval — meaning staff did not conclude that approval was categorically impossible.
- The only documented prior violation involved unauthorized hours and amplified sound in 2024. That matter was resolved. The 2026 application is a lawful request to authorize the use that was previously prohibited. Continuing to cite a resolved enforcement matter as a basis for denial is not evidence of foreseeable future harm.

Distance is a characteristic of the site. It was a characteristic of the site when the outdoor eating area was approved. It was a characteristic of the site when the tap room was approved before that. Proximity to residential uses alone — without evidence of actual or foreseeable harm specific to this use and these conditions — does not constitute substantial evidence under Wis. Stat. §62.23(7)(de).

Ground 2: The Applicant Agreed to All Conditions, Triggering the Mandatory Approval Provision

Under Wis. Stat. §62.23(7)(de)(2)(a), when an applicant agrees to meet all conditions, the city *shall* grant the permit. The appellant agreed to:

- The one-year limited approval period recommended by staff
- The hours limitations recommended by staff (Saturdays 2:30–6:00 p.m.)
- Installation of sound-mitigating curtains as required
- Submission of a noise attenuation and management plan for City review
- Compliance with all supplemental regulations governing the outdoor eating area

Staff prepared detailed conditions of approval that would govern every aspect of the use. The appellant agreed to those conditions. Under the statute, the city must then explain, with substantial evidence, why those conditions are insufficient to address Standard 3 — or it must grant the permit. No such explanation appears in the record.

Ground 3: The Decision Is Based in Part on Legally Irrelevant Evidence

The public record for this application includes extensive comments about the applicant's personal character, social media conduct, financial litigation, business practices, and relationships with employees and customers. Examples from the submitted public comments include:

- Allegations about lawsuits involving the applicant's political action committee
- Claims about the applicant's social media behavior and response to negative reviews
- Personal characterizations of the applicant's fitness to hold "expanded operating privileges"
- A former employee's account of the applicant's personal conduct

None of this is relevant to Conditional Use Standard 3. The standard asks whether the *use* — amplified sound in an outdoor eating area, on limited Saturday afternoon hours, with mitigation measures — would substantially impair neighboring properties. The character of the applicant is not a conditional use standard under MGO §28.183(6).

Wisconsin statute defines substantial evidence explicitly as facts and information *other than merely personal preferences or speculation*, *directly pertaining to the requirements and conditions* an applicant must meet. Wis. Stat. §62.23(7)(de)(1)(b). Personal attacks on the applicant do not meet this definition.

When a decision-making body allows irrelevant and prejudicial evidence to dominate a public hearing record, and then issues a denial without affirmative findings of fact tied to the actual standards, the resulting decision lacks the legal foundation required by Wisconsin law.

Ground 4: The District Alder Pre-Committed to Denial Before the Hearing

Alder Martinez-Rutherford emailed the Plan Commission on February 27, 2026 — prior to the March 2 hearing — stating: "I think it is the right decision to deny this request." This communication represents a pre-commitment to an outcome before the public hearing had concluded and before the evidentiary record was complete.

While an alder's input is part of the public process, a pre-hearing declaration of outcome raises due process concerns about whether the proceeding was a genuine fact-finding exercise or a predetermined result. The Common Council, as the appellate body, is well-positioned to conduct the de novo evidentiary review that the original proceeding did not provide.

Ground 5: The Denial Findings Are Conclusory and Do Not Meet the Articulation Standard

Under Wisconsin case law, a board "may not simply grant or deny an application with conclusory statements that the application does or does not satisfy the statutory criteria." 59.694 Annotation. The board must articulate, on the record, why the applicant has not satisfied the applicable burden of proof.

The denial letter states only that Standard 3 was not met "due to the proximity" to residential uses. This is a one-factor conclusion with no analysis of:

- Why the proposed mitigation measures are insufficient to address the proximity concern
- What specific evidence supports a finding that *substantial* impairment would occur
- Why a one-year conditional approval with robust conditions could not adequately address the concern
- How this case is distinguishable from Mint Mark (1874 E Washington Ave, Legistar File ID 82730), the one similar case the Plan Commission approved with amplified sound

Without this articulation, the denial does not satisfy the evidentiary and procedural requirements of Wis. Stat. §62.23(7)(de) or Wisconsin case law.

Ground 6: Zoning Ordinances Must Be Construed in Favor of Free Use of Property

Wisconsin courts have consistently held that "zoning ordinances are in derogation of the common law and are to be construed in favor of the free use of private property," and that restrictions on use must be "clear and unambiguous" to operate in derogation of common law rights. This principle is well-established in Wisconsin zoning law and appears as an annotation directly under Wis. Stat. §62.23 — the same statute governing this proceeding. HEEF Realty & Investments, LLP v. City of Cedarburg Board of Appeals, 2015 WI App 23 (illustrating the principle in the context of a zoning board's interpretation of a use restriction).

Amplified sound in an outdoor eating area is a conditionally permitted use — the City itself has determined this use is appropriate in the CC-T district with proper authorization. That policy judgment is not at issue here. The question before the Commission was not whether amplified sound near residential areas can ever be restricted, but whether this specific application, with these specific proposed conditions, met the substantial evidence standard for denial. The principle of construction in favor of free use of property reinforces that the burden to deny — supported by substantial evidence — is a high bar, and proximity alone does not clear it.

V. THE RECORD SUPPORTS APPROVAL WITH CONDITIONS

This is not a case where approval is categorically unsupported. The record shows:

- The outdoor eating area has been operating without incident since August 2024.
- There are no zoning complaints on file regarding the outdoor eating area. (Staff Report, p. 4)
- Staff acknowledged the possibility of approval and prepared detailed conditions to govern it.
- The appellant accepted all proposed conditions, including the most restrictive option: one Saturday per month during an initial one-year period.
- The Plan Commission retains continuing jurisdiction, meaning it can take further action if documented complaints arise. (MGO §28.183(9)(d))
- The proposed use is consistent with the City's Comprehensive Plan recommendation of Community Mixed-Use (CMU) development for this corridor.

The Common Council has the authority and the complete record before it to find that Conditional Use Standard 3 is met and to approve the use subject to the conditions staff recommended. That is the relief the appellant requests.

VI. RELIEF REQUESTED

For the foregoing reasons, Appellant respectfully requests that the Common Council:

- **Reverse** the Plan Commission's March 2, 2026 denial of Legistar File ID 91510;
- **Find** that Conditional Use Approval Standards 1–6 are met;
- **Approve** the conditional use for amplified sound in the outdoor eating area at 2927 E Washington Avenue, subject to the conditions of approval recommended by the Planning Division in the staff report dated March 2, 2026, including:
    - One-year approval period (May 1 – October 31, 2026), with renewal required
    - Amplified sound limited to one Saturday a month, 2:30–6:00 p.m.
    - Sound mitigation curtain installation with noise attenuation plan approved by Planning and Building Inspection
    - Beer garden hours end no later than 9:00 p.m.
    - Continuing Plan Commission jurisdiction per MGO §28.183(9)(d)

Respectfully submitted,

Amy Thomas
On behalf of: Kirk Bangstad, Owner
Minocqua Brewing Company Madison Tap Room
2927 E Washington Avenue, Madison, WI 53704

Date: 3/11/2026

City of Madison

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

Master

File Number: 92346

File ID:	92346	**File Type:**	Report	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	03/17/2026
File Name:	Report on Parking Assets in the Parks Division (Citywide)			**Final Action:**	
Title:	Report on Parking Assets in the Parks Division (Citywide)				
Notes:					
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:	CJ Ryan			**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	03/17/2026	Referred for Introduction				
	Action Text:	This Report was Referred for Introduction					
	Notes:	Board of Park Commissioners (4/15/26), Common Council (4/21/26)					

Text of Legislative File 92346

Title
Report on Parking Assets in the Parks Division (Citywide)

City of Madison

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

Master

File Number: 92223

File ID:	92223	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/04/2026
File Name:	CLAIM: G. Giron - Personal and Bodily Injury - $250,000.00			**Final Action:**	
Title:	G. Giron - Personal and Bodily Injury - $250,000.00				
Notes:	TMI - METRO CLAIM				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92223

Title

G. Giron - Personal and Bodily Injury - $250,000.00

Body

Claim received 2/27/2026.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92226

File ID:	92226	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/04/2026
File Name:	CLAIM: A. Rieder - Personal Injury - $250,000.00			**Final Action:**	
Title:	A. Rieder - Personal Injury - $250,000.00				
Notes:	TMI - METRO CLAIM				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92226

Title

A. Rieder - Personal Injury - $250,000.00

Body

Claim received 2/27/2026.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92265

File ID:	92265	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/06/2026
File Name:	CLAIM: D. Nguyen - Property Damage - $1,980.00			**Final Action:**	
Title:	D. Nguyen - Property Damage - $1,980.00				
Notes:	EVL007465				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92265

Title

D. Nguyen - Property Damage - $1,980.00

Body

Claim received 3/5/2026.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 92300

File ID:	92300	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/11/2026
File Name:	CLAIM: Erie Insurance - Vehicle Damage - $16,245.68			**Final Action:**	
Title:	Erie Insurance - Vehicle Damage - $16,245.68				
Notes:	EVL007476				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92300

Title

Erie Insurance - Vehicle Damage - $16,245.68

Body

Claim received 3/10/2026.

City of Madison

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

Master

File Number: 92303

File ID:	92303	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/11/2026
File Name:	CLAIM: Progressive - Vehicle Damage - $11,851.91			**Final Action:**	
Title:	Progressive - Vehicle Damage - $11,851.91				
Notes:	TMI - METRO CLAIM				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92303

Title

Progressive - Vehicle Damage - $11,851.91

Body

Claim received 3/10/2026.

City of Madison

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

Master

File Number: 92306

File ID:	92306	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/11/2026
File Name:	CLAIM: C. Engelhardt - Out of Pocket Expenses - $935.95			**Final Action:**	
Title:	C. Engelhardt - Out of Pocket Expenses - $935.95				
Notes:	EVL007373				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92306

Title

C. Engelhardt - Out of Pocket Expenses - $935.95

Body

Claim received 3/10/2026.

City of Madison

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

Master

File Number: 92361

File ID:	92361	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	03/17/2026
File Name:	CLAIM: B. Nowicki - Vehicle Damage - $24,249.27			**Final Action:**	
Title:	B. Nowicki - Vehicle Damage - $24,249.27				
Notes:	EVL007487				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 92361

Title

B. Nowicki - Vehicle Damage - $24,249.27

Body

Claim received 3/16/2026.