



City of Madison

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

Agenda - Approved FINANCE COMMITTEE

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

Monday, June 15, 2026

4:30 PM

VIRTUAL

Note: A quorum of the Common Council may be present at this meeting.

The City of Madison is holding the Finance Committee meeting in virtual format.

Written Comments: You can send comments on agenda items to financecommittee@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>.

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

608-266-4671

financecommittee@cityofmadison.com**Call to Order/Roll Call****Public Comment**

1. [93546](#) Public Comment
Legislative History
6/10/26 FINANCE COMMITTEE Refer to the FINANCE COMMITTEE

Disclosures and Recusals

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

Consent Agenda

At this time, a consent agenda may be moved except for items with registrants wishing to speak or items Committee members wish to separate out for discussion or debate purposes.

Items to be Considered

2. [93417](#) Create a new 1.0 FTE position of "Data Analyst 3" in CG18, R10, within the Housing Operating Budget.
Sponsors: Director of Human Resources
Attachments: [PB Memo CDA Data Analyst.pdf](#)
[CDA Housing Data Analyst PD.docx](#)
Legislative History
6/2/26 Human Resources Referred for Introduction
Department
Finance Committee (6/15/26), Common Council (6/23/26)
6/9/26 COMMON COUNCIL Refer to the FINANCE COMMITTEE
3. [93445](#) Amending Section 33.08 of the Madison General Ordinances to lower the term for alternate members from five years to one year, except the position from terms of appointment, and modify member pay and reimbursement.
Sponsors: Satya V. Rhodes-Conway
Legislative History
6/3/26 Attorney's Office Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)
6/9/26 COMMON COUNCIL Refer to the FINANCE COMMITTEE
4. [93184](#) Authorizing the Mayor and the City Clerk to enter into agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2026.
Sponsors: Will Ochowicz, Sean O'Brien, Barbara Harrington-McKinney And Derek Field

Legislative History

5/13/26 Metro Transit Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

5. [93186](#) Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year of 2026.

Sponsors: Will Ochowicz, Sean O'Brien, Barbara Harrington-McKinney And Derek Field

Legislative History

5/13/26 Metro Transit Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

6. [93187](#) Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2026

Sponsors: Sean O'Brien, Will Ochowicz, Barbara Harrington-McKinney And Derek Field

Legislative History

5/13/26 Metro Transit Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

7. [93270](#) Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Sponsors: Satya V. Rhodes-Conway, Derek Field And Sean O'Brien

Attachments: [5310_PMP_2025_Adopted.pdf](#)

[2026_5310_POP_ProjectDescriptions.pdf](#)

[2026_5310_POP_adopted.pdf](#)

Legislative History

5/20/26 Metro Transit Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

8. [93247](#) Approving the Madison Arts Commission's selection of Samantha Jane Mullen as the next Thurber Park Artist-in-Residence, and approving Ankur Malhorta as the alternate.

Sponsors: Ellen Zhang

Legislative History

5/19/26 Planning Division Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

9. [93342](#) Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc. for design engineering services for West Towne Path Phase 2B - Zor Shrine PI to Gammon Rd (District 9).

Sponsors: Joann Pritchett

Attachments: [wtp2b proposal evaluation report.pdf](#)

Legislative History

5/26/26 Engineering Division Referred for Introduction
Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)

6/9/26 COMMON COUNCIL Refer to the BOARD OF PUBLIC WORKS
Additional referral to Finance Committee.

6/9/26 BOARD OF PUBLIC WORKS Referred to the FINANCE COMMITTEE

10. [93452](#) Authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 1, District 9)

Sponsors: John W. Duncan And Joann Pritchett

Legislative History

6/3/26 Engineering Division Referred for Introduction
Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)

6/9/26 COMMON COUNCIL Refer to the BOARD OF PUBLIC WORKS
Additional referral to Finance Committee.

6/9/26 BOARD OF PUBLIC WORKS Referred to the FINANCE COMMITTEE

11. [93392](#) Authorizing the Mayor and City Clerk to execute a State/Municipal Agreement(s) with the State of Wisconsin Department of Transportation for Project I.D. 5401-04-00/20/72, 5410-04-00/20/71, & 5401-04-00/20/70 for cost sharing and maintenance of US51 Stoughton Road North (I39 to Milwaukee St) (District 3, District 12, District 15, District 17)

Sponsors: Derek Field And Dina Nina Martinez-Rutherford

Attachments: [426overviewmap.pdf](#)

Legislative History

6/3/26 Engineering Division Referred for Introduction
Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)

6/9/26 COMMON COUNCIL Refer to the BOARD OF PUBLIC WORKS
Additional referral to Finance Committee.

6/9/26 BOARD OF PUBLIC WORKS Referred to the FINANCE COMMITTEE

12. [93427](#) Authorizing the Mayor and City Clerk to enter into a Donation and

Improvement Agreement with the Madison Parks Foundation and Michael and Jocelyn Keiser, and a Developer's Agreement for the Donation and Construction of Public Improvements with the Madison Parks Foundation for the Privately Funded Improvement of Odana Hills Golf Course (District 11)

Sponsors: Bill Tishler

Legislative History

6/2/26	BOARD OF PARK COMMISSIONERS	Referred for Introduction
	Board of Park Commissioners (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)	
6/9/26	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
	Additional referral to Finance Committee.	
6/9/26	BOARD OF PARK COMMISSIONERS	Referred to the FINANCE COMMITTEE
6/10/26	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

13. [93444](#)

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Madison Crushing & Excavating, Inc. for the purchase of four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Rd and a portion of two tax parcels both listed as 5185 Reiner in the Town of Burke and the City of Sun Prairie for future park land, together with a Public Access Easement Agreement over adjacent lands to access said park land.

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

Attachments: [MacWilliams_Madison Crushing Dane County Parks Acquisition 199 FI](#)
[Scott_Dane County-MC&E Appraisal_Report.pdf](#)
[Madison Crushing Park Land Acquisition Memo.pdf](#)
[13221 Draft PSA.pdf](#)

Legislative History

6/3/26	Economic Development Division	Referred for Introduction
	Finance Committee (6/15/26), Board of Park Commissioners (6/10/26), Common Council (6/23/26)	
6/9/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral to Board of Park Commissioners.	
6/9/26	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
6/10/26	BOARD OF PARK COMMISSIONERS	Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE

14. [93437](#)

Authorizing a collaboration agreement for data hosting and sharing between the University of Wisconsin-Madison School of Medicine and Public Health and the City of Madison Fire Department.

Sponsors: Satya V. Rhodes-Conway

Legislative History

6/2/26	Fire Department	Referred for Introduction
	Finance Committee (6/15/26), Common Council (6/23/26)	

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

15. [92335](#) Amending the 2026 Police Department operating budget; and authorizing the Dane County Narcotics Task Force, led by the Police Department, to use its city multiyear fund account to purchase training, radios and investigative supplies through state funds provided by a 2026 Wisconsin Department of Justice Law Enforcement Drug Trafficking Response grant of \$49,992

Sponsors: John W. Duncan And Yannette Figueroa Cole

Legislative History

3/13/26 Police Department Referred for Introduction
Finance Committee (6/15/26), Public Safety Review Committee (6/10/26), Common Council (6/23/26)

6/9/26 COMMON COUNCIL Refer to the FINANCE COMMITTEE
Additional referral to Public Safety Review Committee.

6/9/26 FINANCE COMMITTEE Referred to the PUBLIC SAFETY REVIEW COMMITTEE

16. [93419](#) Creating a 1.0 FTE position of Legislative Analyst-LTE in the Mayor's Office operating budget, authorizing a Memorandum of Understanding with Harvard College to place a Bloomberg Harvard City Hall Fellow in this LTE position in the Mayor's Office and accept a grant from Harvard College to pay the salary, benefits and other employment costs, and amending the Mayor's Office 2026 operating budget accordingly.

Sponsors: Satya V. Rhodes-Conway, Derek Field, Yannette Figueroa Cole, John P. Guequierre And Sean O'Brien

Attachments: [Staff Memo - Harvard Fellow Resolution.pdf](#)

Legislative History

6/2/26 Mayor's Office Referred for Introduction
Finance Committee (6/15/26), Common Council (6/23/26)

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

Adjournment



City of Madison

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Master

File Number: 93546

File ID: 93546

File Type: Discussion Item

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/10/2026

File Name: Public Comment

Final Action:

Title: Public Comment

Notes:

CC Agenda Date:

Agenda Number: 1.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: abannon@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	FINANCE COMMITTEE	06/10/2026	Refer	FINANCE COMMITTEE			
Action Text: This Discussion Item was Refer to the FINANCE COMMITTEE							

Text of Legislative File 93546

Title
Public Comment



City of Madison

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Master

File Number: 93417

File ID: 93417

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/02/2026

File Name: Create a new 1.0 FTE position of "Data Analyst 3" in CG18, R10, within the Housing Operating Budget.

Final Action:

Title: Create a new 1.0 FTE position of "Data Analyst 3" in CG18, R10, within the Housing Operating Budget.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 2.

Sponsors: Director of Human Resources

Effective Date:

Attachments: PB Memo CDA Data Analyst.pdf, CDA Housing Data Analyst PD.docx

Enactment Number:

Author: Julie Trimbel, Human Resources Analyst

Hearing Date:

Entered by: jortiz@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/2/2026	Maggie McClain	Approve	6/22/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93417

Fiscal Note

The proposed resolution authorizes the creation of a Data Analyst 3 position in CDA Housing's 2026 Operating Budget. The position will be created in Comp Group 18, Range 10. The estimated cost of the position for the remainder of 2026 is \$45,700, including benefits (est. start date of 8/2/26). The estimated annual cost is \$109,500.

Funding for the position in 2026 will be funded by salary savings within the division. CDA Housing Operations is a self-funded division; there is no impact on the City's General Fund. Position authority and sufficient budget for the position will be included in future CDA Housing operating budgets. No additional appropriation required.

Title

Create a new 1.0 FTE position of "Data Analyst 3" in CG18, R10, within the Housing Operating Budget.

Body

Resolution creating a new 1.0 FTE position of "Data Analyst 3" in CG18, R10 within permanent salary details of the 2026 Housing Operating Budget, thereof.

TO: Finance Committee

FROM: Julie Trimbell, Human Resources

DATE: May 22, 2026

SUBJECT: Data Analyst 3 – CDA Housing Operations

CDA Housing Director Chad Ruppel is requesting the creation of a 1.0 FTE position to analyze and present complex program data to management in order to provide evidence-based information to guide their strategic decision-making process and optimize overall performance. Upon reviewing the submitted position description, I recommend creating a new 1.0 FTE position of Data Analyst 3 in CG 18, Range 10 for the reasons outlined in this memo.

The CDA Housing Operations Division has a substantial amount of data related to the Housing Choice Voucher Program, building performance, and occupancy that is not currently and fully being analyzed to maximize efficient and effective use of resources and to support the planning of agency operations. A dedicated professional position with such expertise will be able to meet their needs to:

- Analyze program utilization, leasing trends, and funding levels;
- Conduct data-driven analysis to inform voucher issuance levels, ensuring alignment with budget authority, leasing targets, and projected expenditures;
- Evaluate and recommend payment standard adjustments;
- Develop and maintain dashboards, reports, and forecasting models;
- Prepare and deliver presentations to communicate program status, funding projections, risks, and policy recommendations;
- Support the Admissions and Eligibility Team to manage and evaluate waitlist strategies;
- Create tools and materials to simplify voucher program elements for various impacted groups, i.e., housing specialists, voucher holders, and landlords;
- Monitor and respond to program trends, feedback, and operational challenges;
- Monitor building occupancy and unit turnover;
- Calculate utility allowances;
- Identify trends in building occupancy;
- Identify energy consumption trends and support energy cost modeling and utility cost projection.

Data analysis and program evaluation work of this type is considered journey-level and aligns best with the Data Analyst 3 classification, which describes:

...**journey-level** professional work in the development and implementation of assigned **data analytic programs, functions and services**. Work is characterized by **considerable judgment, discretion and expertise** in the preparation and presentation of **complex analysis**, and the **administration of programs** and services, as assigned. Under general supervision, employees work with a high degree of independence in meeting specified objectives. [emphasis added]

Serving more than 2,000 families annually, the Housing Choice Voucher (HCV) Program is the largest source of deeply affordable housing assistance in the city. This position plays a critical role in ensuring the Community Development Authority (CDA) can fully utilize available program funding, maximize housing assistance for eligible families, and avoid returning unused funds to the U.S. Department of Housing and Urban Development (HUD). Importantly, this position is fully funded through HCV administrative fees provided by HUD for the administration of the program and does not rely on local tax levy support.

As the Data Analyst 3 classification already exists in the City's classification scheme, creation of a Data Analyst 3 position within the Housing Operations operating budget may be authorized directly by the Finance Committee, according to Mayoral APM 2-4. Therefore, I am recommending creation of a 1.0 FTE Data Analyst 3 position (CG 18-10) within the Housing Operations 2026 operating budget.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2026 Annual Minimum (Step 1)	2026 Annual Maximum (Step 5)	2026 Annual Maximum +12% longevity
18/10	\$85,983	\$103,336	\$115,736

cc: Matt Wachter - Department of Planning, Community and Economic Development Director
Chad Ruppel – CDA Housing Director

CITY OF MADISON POSITION DESCRIPTION

1. Name of Employee (or "vacant"):

Vacant

Work Phone:

2. Class Title (i.e. payroll title):

Data Analyst 1

3. Working Title (if any):

Housing Program Policy and Data Analyst

4. Name & Class of First-Line Supervisor:

Chad Ruppel

Work Phone: 235-9507

5. Department, Division & Section:

Community Development Authority, Housing Operations Division

6. Work Address:

215 Martin Luther King, Jr., Boulevard, Suite 161, Madison WI 53703

7. Hours/Week: 38.75, Monday – Friday

Start time: 8:00 am End time: 4:30 pm

8. Date of hire in this position:

9. From approximately what date has employee performed the work currently assigned:

-
10. Position Purpose: (How this position fits into the overall mission, vision, and goals of your agency and work unit.)

The Community Development Authority's (CDA's) mission is to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison. Central to advancing this mission is a strong commitment to data-driven decision making that strengthens both the Housing Choice Voucher (HCV) program and the overall performance of the CDA housing portfolio.

The CDA Housing Program Policy and Data Analyst plays a key role in supporting Program Managers and CDA Leadership by transforming complex program data into actionable insights that drive strategic, evidence-based decisions. This position is responsible for analyzing program utilization, funding trends, and market conditions to ensure the efficient and effective use of available resources. Through tools such as the Two-Year Tool (TYT) and other forecasting models, the Analyst provides critical guidance on voucher issuance, payment standard setting, and leasing strategies to promote full budget utilization and long-term program sustainability.

In addition, the Analyst develops and delivers clear, data-informed presentations and reports that support leadership decision-making, policy development, and operational improvements. By continuously monitoring program performance metrics—such as lease-up rates, per-unit costs, and attrition—the position helps identify risks, opportunities, and strategies to enhance outcomes for current and future residents and participants. This role ensures that CDA programs not only remain compliant with federal requirements but also operate at a high level of performance, maximizing impact across the CDA portfolio.

11. Position Summary:

Provide advanced administrative and program coordination support for the implementation of federal housing assistance programs administered by the Community Development Authority (CDA), with a strong emphasis on data analysis, reporting, and policy application. Analyze program data to support voucher utilization, track performance metrics, and inform continuous improvement efforts. Develop and deliver clear, data-driven presentations and communications for program managers, community advocates, housing partners, and other stakeholders.

Apply independent judgment in interpreting and implementing program policies, procedures, and regulatory requirements, ensuring accuracy and consistency across cases. Synthesize complex information into accessible formats, supporting both internal decision-making and external engagement. Maintain responsibility for coordinating multiple ongoing projects, leveraging data tools to monitor progress and outcomes. Exercise discretion and analytical problem-solving in diverse, high-contact situations. Work is performed under the general supervision of the Client Services Manager.

12. Functions and Worker Activities: (Do NOT include duties done on an "Out-of-Class" basis.)

70% A. Housing Choice Voucher Program Utilization and Financial Management

1. Analyze program utilization, leasing trends, and funding levels using HUD tools, including the Two-Year Tool (TYT) projection model, to support effective Housing Choice Voucher (HCV) program management.
2. Conduct data-driven analysis to inform voucher issuance levels, ensuring alignment with budget authority, leasing targets, and projected expenditures.
3. Evaluate and recommend payment standard adjustments based on market conditions, utilization rates, and funding projections to promote full and efficient use of available resources.
4. Develop and maintain dashboards, reports, and forecasting models to monitor program performance, including lease-up rates, attrition, and per-unit costs.
5. Prepare and deliver presentations to leadership that clearly communicate program status, funding projections, risks, and policy recommendations.
6. Interpret and apply federal regulations, HUD guidance, and local policies to ensure compliance while optimizing program outcomes.
7. Support the Admissions and Eligibility Team to Manage and evaluate waitlist strategies, including opening/closing lists and selection methodologies, to support leasing targets and equitable access.
8. Create tools and materials to simplify the voucher program elements for program stakeholders (i.e., housing specialists, voucher holders, and landlords)
9. Monitor and respond to program trends, stakeholder feedback, and operational challenges, using analytical insights to drive continuous improvement and maximize budget utilization.

10. Complete HUD program reporting requirements including but not limited to Voucher Management System (VMS), Electronic Voucher Management System (EVMS), and Housing Information Portal (HIP).

30% B. Building Performance and Occupancy

1. Monitor building occupancy and unit turnover within buildings supporting by the Public Housing program, Project-Based Voucher program, and Project-Based Section 8.
2. Calculate utility allowances for HUD program purposes.
3. Identify trends in building occupancy.
4. Identify energy consumption trends and support energy cost modeling and utility cost projection.
5. Present data to program managers and site staff to support improved building operations.
6. Develop and maintain dashboards, reports, and forecasting models to monitor program performance, including lease-up rates, attrition, and per-unit costs.

13. Primary knowledge, skills and abilities required:

- Ability to work independently while applying data and program analysis techniques.
- Advanced knowledge of Excel and other data analysis software—including Power BI.
- Ability to understand and implement federal housing principles, programs, practices, criteria and terminology. Working knowledge of business and public administration practices and principles. Ability to interpret and apply federal, state and local laws, rules and regulations. Ability to make decisions within policy constraints and to interpret policy and regulations to others.
- Strong ability to compile and evaluate data, prepare reports and interpret and utilize related technical data and materials.
- Knowledge of basic accounting practices. Ability to develop financial and statistical reports. Ability to perform mathematical computations and to maintain accounting-type records.
- Ability to present complex performance information concisely through presentations, charts, and memos
- Ability to utilize database software and to utilize on-line communication and reporting systems.
- Ability to establish effective working relationships with co-workers.
- Ability to establish and maintain filing and recordkeeping systems.
- Ability to communicate effectively both orally and in writing. Ability to follow written and oral instructions.
- Ability to perform detail-oriented tasks, meet deadlines and due dates; and ability to work under pressure and with interruptions.
- Ability to maintain adequate attendance.

14. Special tools and equipment required:

Computer, multi-line phone system, multifunctional machines (fax/printer/scanner/copier)

15. Required licenses and/or registration:

Must complete HCV Training on HCV Utilization within 6 months of appointment.

16. Physical requirements:

- Ability to work in a stressful environment
- Ability to sit or stand for long periods of time
- Ability to lift file boxes weighting up to 40 pounds.

17. Supervision received (level and type):

General supervision provided by the Admissions & Eligibility Supervisor.

18. Leadership Responsibilities:

This position: ☐ is responsible for supervisory activities (Supervisory Analysis Form attached).
☒ has no leadership responsibility.
☐ provides general leadership (please provide detail under Function Statement).

19. Employee Acknowledgment:

- ☐ I prepared this form and believe that it accurately describes my position.
☐ I have been provided with this description of my assignment by my supervisor.
☐ Other comments (see attached).

EMPLOYEE

DATE

20. Supervisor Statement:

- ☐ I have prepared this form and believe that it accurately describes this position.
☐ I have reviewed this form, as prepared by the employee, and believe that it accurately describes this position.
☐ I have reviewed this form, as prepared by the employee, and find that it differs from my assessment of the position. I have discussed these concerns with the employee and provided them with my written comments (which are attached).
☐ I do not believe that the document should be used as the official description of this position (i.e., for purposes of official decisions).
☐ Other comments (see attached).

SUPERVISOR

DATE

Instructions and additional forms are available from the Human Resources Dept., Room 261, Madison Municipal Bldg., calling 266-4615 or visiting cityofmadison.com/employeeenet/policies-procedures/position-descriptions.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93445

File ID: 93445

File Type: Ordinance

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/03/2026

File Name: Board of Review Alternate Member Terms

Final Action:

Title: Amending Section 33.08 of the Madison General Ordinances to lower the term for alternate members from five years to one year, except the position from terms of appointment, and modify member pay and reimbursement.

Notes: 7057BoardReviewAlternateMemberTerms

CC Agenda Date: 06/09/2026

Agenda Number: 3.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Jason Donker

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Michael Haas		6/24/2026
1	2		Ryan Pennington		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/03/2026	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93445

Fiscal Note

The proposed ordinance includes modifications to Board of Review member salaries and provides reimbursement for travel expenses. Annualized costs associated with these changes are not expected to exceed \$4,000. Any additional costs in 2026 will be accommodated within Assessor's existing budget authority.

Title

Amending Section 33.08 of the Madison General Ordinances to lower the term for alternate members from five years to one year, except the position from terms of appointment, and modify member pay and reimbursement.

Body

DRAFTER'S ANALYSIS: This amendment modifies the term length for alternate members of the Board of Review, adjusts member salary, and provides reimbursement for travel expenses.

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

1. Subsection (1) entitled "Composition of Board of Review" of Section 33.08 entitled "Board of Review" of the Madison General Ordinances is amended as follows:

(1) Composition of Board of Review. The Board of Review of the City of Madison shall consist of five (5) residents of said City none of whom shall occupy any public office or be employed by the City of Madison. The members shall be appointed by the Mayor with the approval of the Council, ~~and shall hold office as members of said Board for terms~~ Notwithstanding Section 33.01(6)(a), the members shall be appointed for of five (5) years commencing on the third Tuesday of April in the particular year for which appointed, or until their successors are appointed and qualified, except that the first appointments commencing on April 19, 1960 shall be for one (1), two (2), three (3), four (4) and five (5) years, respectively. The Board of Review is not subject to Section 33.01(6)(b).

2. Subsection (2) entitled "Alternate Members" of Section 33.08 entitled "Board of Review" of the Madison General Ordinances is amended as follows:

(2) Alternate Members. In addition to the members above-mentioned, the Mayor may appoint with the approval of the Council two (2) residents of the City none of whom shall occupy any public office or be employed by the City of Madison, to be alternate members. The alternate members shall hold office of the Board for terms of ~~five (5) years~~ one (1) year commencing on the third Tuesday of April in the particular year for which appointed, or until their successors are appointed and qualified. The Board shall designate which alternate is the first alternate and which alternate is the second alternate. The first alternate shall act with full power when any other member of the Board is absent or refuses to act because of a conflict of interest. The second alternate shall so act only when the first alternate acting with full power is absent or refuses to act because of a conflict of interest, or is absent or when more than one (1) member of the Board ~~so is absent or refuses or is absent to act because of a conflict of interest.~~ The alternate members shall be notified in advance when required to serve and shall receive the same compensation as the Board members only when required to serve in the place of a Board member.

3. Subsection (4) entitled "Compensation" of Section 33.08 entitled "Board of Review" of

the Madison General Ordinances is amended as follows:

- (4) Compensation. The members of the Board of Review shall receive a salary of ~~twenty-~~
~~dollars (\$20.00)~~ thirty dollars (\$30.00) a day, or fraction thereof, that the Board of
Review is in session for the purpose of hearing and considering testimony or in making
their report and determination and shall be reimbursed for reasonable, actual, and
necessary travel expenses for such days.



City of Madison

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

Master

File Number: 93184

File ID: 93184

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/13/2026

File Name: Authorizing the Mayor and the City Clerk to enter into agreement with Dane county to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2026.

Final Action:

Title: Authorizing the Mayor and the City Clerk to enter into agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2026.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 4.

Sponsors: Will Ochowicz, Sean O'Brien, Barbara Harrington-McKinney And Derek Field

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/2/2026	Ryan Pennington	Approve	6/2/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	05/13/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93184

Fiscal Note

The proposed resolution authorizes an agreement between Metro Transit and Dane County related to Volunteer Driver Escort Services within the Metro Transit service area. Metro Transit will pass through approximately \$71,000 in state of Wisconsin Urban Mass Transit Aid to Dane County. Remaining costs of the program will be provided by Dane County. Funding is included in Metro's 2026 Adopted Operating Budget and no additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to enter into agreement with Dane County to provide Volunteer Driver Escort Services for the City of Madison for the calendar year 2026.

Body

WHEREAS, the city of Madison is eligible to receive State 85.20 (\$85.20 Wis. Stats.) urban mass transit aids from the State of Wisconsin for eligible activities within the Metro Transit service area; and,

WHEREAS, Dane County's total anticipated cost of Volunteer Escort Services for senior citizens (65 years old and older) and for individuals with disabilities is \$257,964 from January 1, 2026 through December 31, 2026 for service within the Metro Transit service area; and,

WHEREAS, Metro Transit wishes to pass through to Dane County \$71,000 of State 85.20 funds with the remaining amount, of approximately \$186,964, to be provided by Dane County from the County General Purpose Revenue and other funds; and,

WHEREAS, the City and the County plan to maintain cooperative funding for this program, the purpose of which is to transport elderly and disabled individuals who are unable to use existing transportation or for whom no transportation resource is available; and,

WHEREAS, it is in the best interest of the City and the County to take advantage of the Section 85.20 funds for the full programs;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to provide for the pass-through of approximately \$71,000 in Section 85.20 funds for the purpose of providing Volunteer Escort Services in the calendar year 2026 with the remaining amount of approximately \$186,964 to be provided by Dane County from the County General Purpose Revenue and other funds.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93186

File ID: 93186

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/13/2026

File Name: Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro

Final Action:

Title: Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year of 2026.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 5.

Sponsors: Will Ochowicz, Sean O'Brien, Barbara Harrington-McKinney And Derek Field

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

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History of Legislative File

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1	Metro Transit	05/13/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93186

Fiscal Note

The proposed resolution authorizes an agreement for Dane County to provide State 85.21 funding of approximately \$267,907 to Metro Transit for the transportation of seniors and persons with disabilities. Funding for the program is included in Metro Transit's 2026 Operating Budget.

Title

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County for the purpose of providing Metro Transit with State 85.21 funding given to Dane County for the provision of accessible transportation for eligible persons within Metro Transit's service area in the calendar year of 2026.

Body

WHEREAS, the Wisconsin Department of Transportation provides State 85.21 (§85.21 Wis.Stats.) funding to Dane County for transit services for person who are seniors (65 years old or older) and / or persons with physical disabilities; and,
WHEREAS, each year Dane County provides Metro Transit with a portion of its 85.21 allocation to assist the Transit Utility in the operation of its paratransit services; and,
WHEREAS, funding for this program (§85.21) provides a revenue source for Metro's ADA Paratransit Program, a service required under the federal regulation and is estimated to fund in 2026 approximately 6417 trips for (un-specified) individuals; and,
WHEREAS, this program is an example of a model cooperative funding program to the mutual benefit of both transit and human services;
NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to receive Specialized Transportation Assistance funding in an amount not to exceed \$267,907 for the provision by Metro Transit of eligible ADA paratransit program services in the Transit Utility's ADA paratransit service area during the calendar year 2026.



City of Madison

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

Master

File Number: 93187

File ID: 93187

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/13/2026

File Name: Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2026

Final Action:

Title: Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2026

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 6.

Sponsors: Sean O'Brien, Will Ochowicz, Barbara Harrington-McKinney And Derek Field

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

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1	1	6/2/2026	Ryan Pennington	Approve	6/2/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	05/13/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93187

Fiscal Note

The proposed resolution authorizes an agreement between Metro Transit and Dane County to use State 85.20 transit funding received by Metro Transit for the provision of Group Access Service located in the City of Madison. Dane County will provide approximately \$180,134 of Highway Department funds, and Metro Transit will provide approximately \$154,356 of State 85.20 Operating Assistance funding. Funding for 2026 is included in Metro Transit's Operating Budget. No additional appropriation is required

Title

Authorizing the Mayor and the City Clerk to enter into an agreement with Dane County to provide Group Access Service for the City of Madison for the calendar year 2026

Body

WHEREAS, the City of Madison and Dane County cooperate on the funding of several special transportation programs, including Group Access Service for older adults and individuals with disabilities for group transportation such as congregate meals, group shopping and adult daycare, in the Metro Transit service area; and,

WHEREAS, the City of Madison is eligible to receive Section 85.20 (§85.20 Wis. Stats.) urban mass transit aids from the State of Wisconsin for eligible transit activities within the Metro Transit service area; and,

WHEREAS, Dane County's total anticipated net costs of the Group Access Service for 2026 is \$334,490 for service within the Metro Transit service area; and,

WHEREAS, Metro Transit will pass through to Dane County an amount not to exceed \$154,356 of State Section 85.20 funds with the remaining coming directly to Dane County from Highway Department funds;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with Dane County to provide for a pass-through of Section 85.20 funds of approximately \$154,356 for the calendar year 2026.



City of Madison

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

Master

File Number: 93270

File ID: 93270

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/20/2026

File Name: Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute t

Final Action:

Title: Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 7.

Sponsors: Satya V. Rhodes-Conway, Derek Field And Sean O'Brien

Effective Date:

Attachments: 5310_PMP_2025_Adopted.pdf,
2026_5310_POP_ProjectDescriptions.pdf,
2026_5310_POP_adopted.pdf

Enactment Number:

Author: Scott Korth

Hearing Date:

Entered by: sharnish@cityofmadison.com

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	05/20/2026	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							

Notes: Finance Committee (6/15/26), Common Council (6/23/26)

1	COMMON COUNCIL	06/09/2026 Refer	FINANCE COMMITTEE	Pass
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Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Text of Legislative File 93270

Fiscal Note

Funds under this grant will be used to support the Metro Transit budget as well as pass through funds to support programs enhancing public transportation for seniors and people with disabilities. Up to 80% of the total project cost of \$482,963 is funded by USDOT/FTA with the remaining local share (\$123,492) to be funded by the City of Madison (\$39,160), Dane County Department of Human Services (\$39,500), and NewBridge Madison (\$44,832). Grant revenues and the City's local share are included in the Metro Transit 2026 operating budget, so no additional appropriation is required. In addition, Metro Transit will be reimbursed \$35,947 for grant administration.

Title

Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Body

WHEREAS, the Madison Area Transportation Planning Board (TPB) - An MPO, adopted Resolution TPB No. 84 on November 13, 2013 supporting the designation of the City of Madison - Metro Transit as the recipient for federal Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program funds; and

WHEREAS, Governor Walker designated the City of Madison - Metro Transit as the recipient of Section 5310 Program funds for the Madison Urbanized Area via letter to the Federal Transit Administration on December 9, 2013; and

WHEREAS, the Greater Madison Metropolitan Planning Organization (MPO), in conjunction with the City of Madison - Metro Transit has developed the Program Management and Recipient Coordination Plan (attached) with input from the Wisconsin Department of Transportation, Bureau of Transit and the Program of Projects (attached) to receive funding; and

WHEREAS, on November 6, 2025 the Greater Madison MPO adopted Resolution 17 adopting Amendment 9 to the 2025 - 2029 Transportation Improvement Program for the Madison Metropolitan Area that includes Section 5310 projects listed in the Program of Projects;

NOW, THEREFORE, BE IT RESOLVED that the Transit General Manager is authorized to file an application for Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant, the Mayor and the City Clerk are authorized to execute the associated grant agreement with USDOT and the associated 13(c) agreement with Teamsters Local No. 120; and

BE IT FURTHER RESOLVED that the City of Madison approves the associated Program Management and Recipient Coordination Plan and authorizes Metro Transit to pass through

funding as approved in the Program of Projects.



Program Management and Recipient Coordination Plan

for the Madison Urbanized Area's Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program

Greater Madison Metropolitan Planning Organization (MPO)

and

City of Madison, Metro Transit

Adopted February 2014

Amended September 2014

Amended June 2019

Amended January 2020

Amended April 2025

Table of Contents

1. Introduction.....	1
2. Summary of the Section 5310 Enhanced Mobility Program	3
3. Roles and Responsibilities	6
4. Project Selection Criteria and Process.....	9
5. Private Sector Participation.....	14
6. Civil Rights.....	15
7. Maintenance.....	18
8. Section 5310 Program Management.....	19
9. Project Monitoring and Reporting.....	21
10. Other Provisions	24
Appendix A – Recipient Designation Letter.....	28
Appendix B – MPO Board Resolution	29
Appendix C – References.....	29
Appendix D – Index of Program Management Plan Requirements	30
Appendix E – Acronyms and Abbreviations.....	31

1. Introduction

Mobility Programs for Seniors and People with Disabilities under SAFETEA-LU

Under the Safe, Accountable, Flexible, Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU), signed into law in August 2005 – there were two programs that were designed to enhance mobility for seniors and people with disabilities:

Transportation for Elderly Persons and Persons with Disabilities (Section 5310), which provided federal funds to help private non-profit agencies purchase vehicles and other capital items to transport seniors and people with disabilities. In Dane County, past funding was used to purchase vans for non-profit organizations used for transportation for seniors.

New Freedom Program (Section 5317), which provided federal funds to expand transportation mobility options for people with disabilities. MPOs in large urbanized areas exceeding 200,000 in population such as Madison (called Transportation Management Areas or TMAs) received a direct allocation of funding under the program. These funds were also distributed by WisDOT through a competitive application process coordinated with the MPO, and the funds could be used by private non-profit agencies, state and local governments, and public and private transportation operators for capital purchases and operating expenses associated with new services that went beyond the requirements of the Americans with Disabilities Act (ADA). Section 5317 funds were used to fund mobility management services for Dane County specialized transportation services and for funding new accessible vans and training and financial incentives for Union Cab drivers providing accessible cab rides.

Consolidation of Programs under MAP-21

In July of 2012, Moving Ahead for Progress in the 21st Century (MAP-21) supplanted SAFETEA-LU and combined the two programs (Transportation for Elderly Persons and Persons with Disabilities and New Freedom Program) to create the **Enhanced Mobility of Seniors and Individuals with Disabilities Program (Section 5310 program)**. This new program continues to enhance mobility for seniors and people with disabilities, and the activities that were eligible for funds under the former New Freedom Program are now eligible for Section 5310 funding.

Under SAFETEA-LU and previous legislation, Section 5310 program funds were apportioned to states for distribution to subrecipients. Another significant change instituted by MAP-21 was that Section 5310 program funds are apportioned to rural, small urban, and large urban areas. In large MPO areas (TMAs) such as Madison, the designated recipient must be designated by the state and responsible local officials. As a result, a local administration process needed to be developed by the Greater Madison Metropolitan Planning Organization (MPO) to allow the funds associated with the new program to be distributed in the Madison area.

Although MAP-21 consolidated the former Section 5310 and 5317 programs, it specifies that at least 55% of program funds be used for traditional capital projects for seniors and people with disabilities, including mobility management. The remaining funds (up to 45%) may be used for non-traditional projects.

The most recent federal transportation authorization bills, the Fixing America's Surface Transportation (FAST) Act, adopted in December 2015, and the Bipartisan Infrastructure Law (BIL, alternately known as the Infrastructure Investment and Jobs Act (IIJA)), adopted in November 2021, continued the same structure and rules for the Section 5310 program.

Purpose of the Program Management and Recipient Coordination Plan

The Program Management and Recipient Coordination Plan (PMRCP) is designed to identify the policies and procedures for administering the Section 5310 program in the Madison Urbanized Area. These policies and procedures are based on program requirements issued by the Federal Transit Administration (FTA).

[Circular FTA C 9070.1H](#) Enhanced Mobility of Seniors and Individuals with Disabilities Program Guidance and Application Instructions provides guidance for Section 5310 projects. It covers project requirements, administration procedures, and other relevant components of the federal Section 5310 program. The PMRCP serves as a local companion to FTA C 9070.1H, describing the roles and mechanisms for carrying out policies and procedures in the Madison Urbanized Area, satisfying the FTA requirement for a Program Management Plan. [Award Management Requirements Circular C 5010.1F](#) incorporates and updates guidance for award administration and management activities for all applicable FTA Federal assistance programs.

Summary of Roles and Responsibilities for Section 5310 Program in the Madison Urban Area

The City of Madison – Metro Transit (Metro Transit) is the largest provider of public transportation in Dane County and the second largest public transit agency in Wisconsin. Metro Transit is the direct recipient for Section 5310 program funds. Metro Transit is also the designated recipient for other federal funds, such as Urbanized Area Formula (Section 5307) grants, and has the legal, financial, and staffing capabilities to receive and administer federal funds. As the designated recipient, Metro Transit is responsible for administering grant agreements with subrecipients applying for federal funds and satisfying documentation and reporting requirements.

The Greater Madison Metropolitan Planning Organization (MPO) serves as the MPO for Madison Urban Area in central Dane County. With a 2020 population of about 457,895¹, the Madison Urban Area is a Transportation Management Area (TMA) as determined by the Federal Highway Administration (FHWA) and FTA. The MPO's role in the Section 5310 program is to select and prioritize projects for funding and prepare and maintain the PMRCP in cooperation with Metro Transit.

¹ 2020 Census population within the Madison Urban Area as adopted by USDOT 6/11/2013 and by MPO 3/4/15
Program Management and Recipient Coordination Plan

2. Summary of the Section 5310 Enhanced Mobility Program

The purpose of the Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program is:

To improve mobility for seniors and individuals with disabilities by removing barriers to transportation service and expanding transportation mobility options. This program supports transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all areas...Eligible projects include both traditional capital investment and nontraditional investment beyond the Americans with Disabilities Act (ADA) complementary paratransit services.

– FTA Section 5310 Fact Sheet

Designated Recipient

The governor of each state or an official designee must designate a public entity to be the recipient for Section 5310 funds. The designated agency must have the requisite legal, financial, and staffing capabilities to receive and administer federal funds under this program. In many cases it is appropriate for the designated recipient (DR) for the Section 5310 program to be the same as the DR for Urbanized Area Formula (Section 5307) funds. Alternatively, the DR for the former Section 5317 program, the MPO, the state, or another public agency may be a preferred choice based on local circumstances. Up to 10% of the recipient's total fiscal year apportionment may be used to fund program administration costs.

The DR is primarily responsible for applying to FTA for Section 5310 grants on behalf of itself and/or subrecipient(s). In addition, the DR is responsible for the development of a Program of Projects (POP) which identifies the subrecipients and projects for which the recipient is applying for financial assistance. In the Madison Urbanized Area, the MPO will prepare the POP for submission to the FTA by the DR. In addition, the DR manages all aspects of grant distribution, including reporting to the FTA.

Metro Transit was identified as the most appropriate DR in the Madison Urbanized Area because of Metro staff's experience with similar federal funding programs, including the Urbanized Area Formula Program (Section 5307) and Bus and Bus Facilities Program (Section 5339). The State of Wisconsin designated Metro Transit as the recipient of Section 5310 program funds for the Madison Urbanized Area via a letter from Governor Walker to the FTA dated December 9, 2013.

Eligible Subrecipients

Eligible subrecipients are entities that are allowed to apply for and receive funds through the Section 5310 program.

The eligible subrecipients for this program are:

- State or local government authorities
 - To be eligible for "traditional 5310 capital projects", a state or local government authority must be approved by WisDOT to coordinate services for seniors and individuals with disabilities or certify that there are no non-profit organizations readily available in the area to provide the service.
- Private non-profit organizations
 - Private non-profit organizations must be certified as such by the State of Wisconsin or Internal Revenue Service prior to the application deadline for that funding cycle.

- Operators of public transportation that receive a grant indirectly through a recipient
 - Not eligible for “traditional 5310 capital projects”

Subrecipients that have failed to provide required documentation in a timely manner and/or support for required site visits for past awards are not eligible for funding until the following conditions have been met:

- Documentation and site visits have been brought current.
- Individual responsible staff have changed, and new responsible staff have met with Metro and MPO staff to discuss subrecipient roles and responsibilities.

Eligible Activities

According to FTA requirements, at least 55% of the Section 5310 funding apportionment must be used for capital expenses for public transportation projects that are planned, designed, and carried out to meet the special needs of seniors and individuals with disabilities (“traditional Section 5310 capital projects”). It is not sufficient that seniors and individuals with disabilities are merely included (or assumed to be included) among the people who will benefit from the project. Mobility management expenses, previously eligible under Section 5317, are eligible and qualify for this traditional Section 5310 project requirement.

The remaining 45% of the funds may be used for operating or capital expenses associated with:

- Public transportation projects that exceed the requirements of the ADA
- Public transportation projects that improve access to fixed route transit service and decrease reliance by individuals with disabilities on complementary paratransit
- Alternatives to public transportation that assist seniors and individuals with disabilities

Before a project can be awarded funds, the project must be certified by the DR that it is included in a locally developed coordinated public transit – human services transportation plan. The 2019 Coordinated Public Transit – Human Services Transportation Plan for Dane County, prepared and published by the MPO, serves as this document.

Section 5310 Program Goals and Objectives

The following principles from the 2019 Coordinated Public Transit – Human Services Transportation Plan for Dane County summarize the goals and objectives for the use of Section 5310 program funds in the Madison Urban Area.

Independence – Promote and maintain the independence of older adults, people with disabilities, and others with limited resources, by encouraging and supporting the use of transportation options that foster independence; and, provide training and resources to allow transit-dependent people the greatest possible access to the community.

Accessibility – Eliminate geographical inequity in availability of transportation options; provide access to transportation services throughout Dane County that are open to seniors and people with disabilities and not limited to a specific group of clients or customers; and connect communities and their residents to transportation services that are integrated and open to the general public.

Efficiency – Develop cost effective solutions and avoid duplication of service provision; seek out cost-sharing opportunities and partnerships to extend the usefulness of transportation resources; and, evaluate services based on productivity and measures of cost effectiveness that exemplify good stewardship of public resources.

Resourcefulness – Use a mix of resources (human, monetary, equipment, contractual) to create and sustain services that meet different transportation needs; and, apply innovative thinking and cultivate community relationships to address issues.

Funding priorities and project selection criteria are listed in Section 4, Project Selection Criteria and Process.

Funding for Projects and Program Administration

Section 5310 program funds are awarded on an annual calendar cycle. For example, Fiscal Year 2020 allocations are awarded in Calendar Year 2019.

The Section 5310 program can generally fund up to 80% of a project's capital costs (in some limited cases up to 90%) and up to 50% of a project's operating costs. Administrative costs (up to 10% of the federal apportionment) are funded at 100% federal share. The remaining costs can be covered by:

- Other federal (non-DOT) transportation funding sources.
- State and local funding sources.
- Private funding sources.

It is the responsibility of the subrecipient to secure and administer funds outside the 5310 program.

Metro Transit and the MPO are eligible to be reimbursed for Section 5310 administrative costs. Subrecipients will not be reimbursed for administrative costs related to application development, program reporting, or other activities. The administrative costs will be used for activities described in Section 3, Roles and Responsibilities.

3. Roles and Responsibilities

Although Metro Transit is the DR for the Madison Urbanized Area's Section 5310 program, the program is co-administered by Metro Transit and the MPO. Metro Transit may apply for funding for projects it conducts; therefore, in this document the word "subrecipient" applies to Metro Transit as well as other entities. Each entity's administrative roles and responsibilities are summarized below.

Metro Transit Roles and Responsibilities

- Develop, execute, manage, and amend grant agreements with subrecipients.
- Apply for federal funds on behalf of eligible subrecipients as identified by the MPO and manage the program's federal grants.
- Complete program grant reporting to the FTA on a quarterly and annual basis.
- Work with subrecipients and WisDOT to procure capital items and ensure compliance with all applicable state and federal requirements.
- Process payments, draw down federal funds, complete financial audits, and complete grant closeouts.
- Collect and maintain financial reports, operating statistics, and vehicle data from subrecipients.
- Monitor subrecipient compliance with federal requirements (Section 504, ADA, etc.).
- Conduct on-site inspections of subrecipient projects, if needed.
- Ensure that Metro Transit's Title VI Plan, Equal Employment Opportunity (EEO) Plan, Disadvantaged Business Enterprise (DBE) Goals, and other applicable documents include the Section 5310 program.
- Review subrecipients' Title VI, EEO, and DBE programs.
- Investigate and address Title VI, EEO, and DBE complaints.
- Monitor subrecipients' adherence to maintenance plans and safety standards.
- Participate in the roles and responsibilities of eligible subrecipients for project applications on behalf of Metro Transit.

MPO Roles and Responsibilities

- Develop and revise the program's PMRCP.
- Develop and approve the annual Program of Projects (POP) as part of the Transportation Improvement Program (TIP) process.
- Keep the Coordinated Public Transit – Human Services Transportation Plan for Dane County current, with updates every four to five years.
- Notify potential subrecipients of application cycles; distribute project application materials.
- Determine subrecipient and project eligibility; maintain a list of potential subrecipients.
- Provide technical assistance to potential subrecipients.
- Develop and conduct the project selection process, which includes:
 - Develop the application form to distribute to potential subrecipients.
 - Release a solicitation for project applications to potential subrecipients.

- Develop project selection criteria.
- Receive and review project applications from subrecipients.
- Recruit persons to serve on the project evaluation team each year (if it is decided to use one) and work with the team to review and score the project applications.
- Present project scoring and funding recommendations to the MPO's advisory committees and to the program's decision-making body (MPO Policy Board). Utilize the Transportation Improvement Program (TIP) process in the MPO's Public Participation Plan for providing the public and private transportation providers with notice and an opportunity to comment on projects selected for funding.
- Notify successful subrecipients of their award amounts and reporting requirements.
- Ensure compliance with Section 5310 program requirement that at least 55% of the federal funding apportionment is used for "traditional 5310 capital projects".
- Provide demographic data to help subrecipients comply with Title VI requirements.

Subrecipient Roles and Responsibilities

- Inform MPO staff of intention to apply for Section 5310 program funds, complete and submit application(s) and/or provide project description(s) and funding information, provide follow-up information, and participate in interviews and/or on-site visits if conducted.
- Work with Metro Transit and WisDOT to procure capital items and assure that procurement regulations are met.
- Develop and maintain a Maintenance Plan to be held on file with Metro Transit.
- Insure, insure, and maintain all vehicles funded through the program.
- Complete and submit acceptance certifications to Metro Transit upon vehicle delivery.
- Deliver the project as described in the grant project application, including local management and administration, in a timely manner. Projects must be completed within the calendar year of the funding award (by December 31) or funding will be forfeited. In extenuating circumstances, grant agreements *may* be extended by one calendar year at the discretion of Metro, the MPO, and the City of Madison. Subrecipients should communicate any concerns about meeting this deadline with Metro and MPO staff as soon as they have any doubt about being able to meet this deadline.
- Provide financial management of the project, including provision of non-Section 5310 funds and assurance that Section 5310 funds are used for the project identified in the project application.
- Submit financial and progress reports, operating statistics, and vehicle data to Metro Transit.
- Maintain a Title VI plan and comply with federal Title VI requirements.
- Submit to on-site inspections as requested by Metro Transit and the Wisconsin State Patrol.
- Comply with private sector participation requirements in Section 5.
- Maintain a Data Universal Numbering System (DUNS) profile and provide the DUNS number to Metro Transit. DUNS numbers can be requested at no charge at www.dnb.com.
- Register for a System for Award Management (SAM) account and profile and provide the SAM registration to Metro Transit. SAM registration can be performed for no charge but requires an account through www.login.gov.
- Comply with all additional applicable state and federal requirements.

Failure to fulfill these roles and responsibilities will result in the cancellation of operational grant funding, and in the repossession by Metro (lienholder) of vehicles procured with section 5310 funding.

4. Project Selection Criteria and Process

Project Planning and Coordination

Medium-range planning for Section 5310 program projects is included in the five-year Coordinated Public Transit – Human Services Transportation Plan for Dane County, completed by the MPO. This planning process is conducted within the framework of the MPO’s long range transportation plan (currently the Regional Transportation Plan 2050 adopted in 2017) and the currently adopted Transit Development Plan for the Madison Urban Area.

A competitive process is used to select and prioritize projects for Section 5310 program funding the Madison urban area. The MPO will solicit project applications from eligible subrecipients.

Project Application Process

The application process will be led by the MPO. Specific tasks, deadlines, and meeting dates will be identified in the materials that are distributed to eligible subrecipients as appropriate.

- MPO staff informs eligible subrecipients of upcoming application cycle.
- Eligible subrecipients notify MPO staff of intention to apply.
- MPO staff distributes application materials to interested eligible subrecipients.
- Completed applications are due to MPO staff.
- MPO staff assembles an evaluation panel with objective individuals who do not represent any of the applicants, which scores the applications. Note: Evaluation panel will generally be used but is optional.
- MPO staff prepares a draft program of projects (POP) based on the scores, funding available, and requirements of the Section 5310 program.
- MPO staff notify applicants of award recommendations included in the draft POP.
- MPO board votes on accepting the funding recommendations in the draft POP; projects selected at this time are included in the preliminary POP. Applicants are encouraged to attend this board meeting to make presentations or answer board questions before the vote is taken.
- MPO staff distributes letters to applicants informing them of whether or not they are included in the preliminary POP. Applicants whose projects are not recommended for funding may submit letters of protest, which are due to the MPO staff contact one week prior to the scheduled adoption of the POP.
- MPO board approves the POP with any changes as part of approval of the TIP or a TIP amendment.
- Applicants work with Metro Transit to develop project agreements.
- Metro Transit applies to the FTA for funding for the projects on behalf of the subrecipients.

Project application materials are developed by WisDOT. MPO staff have the option of using these application materials as they are or developing alternative application materials to distribute. The benefit of using application materials developed by WisDOT is that applicants that do not know whether they should apply for state-managed Section 5310 funds or MPO-managed Section 5310 funds can fill out one standard application. Applicants for projects that serve areas both within the MPO Planning Area and outside the Planning Area are encouraged to apply for funding through both the MPO and WisDOT, with project costs proportionally allocated relative to the services provided within and outside the Planning Area.

Applicants that are approved for vehicle capital funds should contact Metro Transit as soon as possible to begin the procurement process. Applicants that are approved for operating funds should contact Metro Transit as soon as possible to develop project agreements.

Project Selection Criteria

The projects that receive funds through the Madison Urbanized Area's Section 5310 program are selected by the MPO based on published criteria. The evaluation criteria used by the evaluation panel to score project applications are as follows:

Section 5310 Application Scoring Criteria		Maximum Points
1. Demonstration of Need and Project Benefits		40
The application describes how the existing project or the proposed project will be effective at meeting the transportation needs of seniors and people with disabilities and what happens if the funding is not awarded.		10
Project Type	- Replacement or Service Level Maintenance Vehicle- Explains why current fleet cannot meet current needs. (10 Points) - Expansion Vehicle- Describes the planned service expansion and how the need for the expanded service was determined. (8 Points) - Mobility Management (Traditional)-Describes how project will help meet the transportation needs of seniors and individuals with disabilities and identifies specific services and activities the project will provide. (10 Points) - Non-Traditional Projects- Describes how project will help meet transportation needs of seniors and individuals with disabilities. Identifies specific services and activities the project will provide. (8 Points)	10
Supported by the Coordinated Plan- The project overcomes barrier to transportation and/or meets an unmet need. - Identified as a Tier 1 Strategy Project. (10 Points) - Identified as a Tier 2 Strategy Project. (6 Points) - Not identified as a strategy but addresses a need. (3 Points)		10
The project serves a reasonable number of individuals or trips given the project budget. Should include total number of people served, and percentage of seniors or individuals with a disability served.		10
2. Promotes the Development of a Coordinated Network		30
The application identifies other transportation services available and how the project complements rather than duplicates them. - Could include (but not limited to) increased hours of operation, reduction of coverage gaps, increased access to medical/employment/recreation trips. - For contracted shared-ride service providers, identify existing contracts or contracts that would be sought if new or replacement vehicles were available to provide service.		15
The application identifies steps that will be taken to ensure a coordinated effort with other local agencies (including human services agencies, meal and shopping sites, employers etc.), and how the service will be marketed.		10
The application describes who is eligible to ride/participate in proposed service. - Public- Project/service is open to all eligible seniors or individuals with disabilities. (5 Points) - Private- Project/service is limited to a select client base. (2 points)		5
3. Financial and Management Capacity		30
The project has a reasonable level of administrative costs.		10

The application identifies local match sources that are backed up by budgets, support letters, and other documentation.	10
The project sponsor has the capacity to meet the project management, reporting, and project delivery functions of the Section 5310 program.	10

Projects will be selected by the MPO for inclusion in the POP based on their scores and the extent to which they fulfill the general funding priorities and address specific service needs identified in the Coordinated Public Transit – Human Services Transportation Plan, including the Priority Tier each project falls under:

Tier 1- Maintain existing level of service of viable programs or operations

Tier 1 supports existing transportation services and projects that:

- Have shown to be effective in meeting transportation needs of seniors, people with disabilities, and those with limited income
- Continue to demonstrate effective transportation operations within the county’s coordinated network

Tier 2a- Accommodate increasing demand for services within existing programs and operations

Tier 2a supports existing and new services and projects that:

- Require capital and operating assistance to meet growing demand for the service(s) within present boundaries
- Are able to improve efficiency and functionality by building on existing infrastructure
- Allow for growth, but do not automatically extend new service without a careful evaluation of transportation needs across populations and jurisdictions

Tier 2b- Respond to emerging community needs, opportunities, and create new partnerships

Tier 2b supports projects that:

- Are under development and bring new resources
- Address identified transportation needs and gaps and/or focus on an underserved group of individuals
- Improve the efficiency and effectiveness of the overall system
- Provide an added benefit to the transportation services network and riders
- Are innovative in their approach in reaching out to new riders or geographic areas

Additionally, the MPO will select and prioritize projects based on their ability to satisfy the Section 5310 Program Goals and Objectives described in Section 2: independence, accessibility, efficiency, and resourcefulness.

Annual Program of Projects Development, Appeal, Approval, and Amendment Process

The MPO is responsible for developing and amending the Program of Projects (POP) since it has the responsibility for selecting the projects and prepares the five-year Transportation Improvement Program (TIP). The POP must be consistent with the TIP and the federal share cannot exceed the allocation of Section 5310 program funds; however, the TIP may include illustrative projects that do not yet have completed and accepted project applications. The requirements for the POP include:

- Identification of each subrecipient, including whether they are governmental authorities, private non-profit agencies, or Indian tribal governments or tribal transit agencies.
- A description of each project.
- The total project cost and the federal share, including specifying any awarded funds that were carried over from prior apportionment years, and any funds from special funding bills (e.g. CARES or CRRSAA).

- Whether each project is a capital or an operating expense and whether or not it meets the requirements for a “traditional Section 5310 capital” project.

MPO staff develops a draft POP after project applications are reviewed and scored by the evaluation panel. The draft POP and a description of any projects not selected for funding are presented to the MPO’s advisory committees.

MPO staff distributes emails to each applicant with the draft POP, informing them whether or not their project is included. Applicants may appeal the decision of MPO staff to include or not include any project in the draft POP. Applicants must submit their appeal in writing by one calendar week prior to the scheduled adoption of the POP. Appeals must be submitted to the MPO staff contact, who will be identified in the notice and is listed on page 23. Any appeals will be included in the meeting packet for the MPO board. The MPO board will make the final decision on which projects are included in the POP.

Following review and a recommendation by the MPO Technical Coordinating Committee, the MPO Policy Board may approve the project recommendations with or without modifications, or direct staff to develop alternative proposals. The approved POP is then forwarded to Metro Transit, which forwards it to the FTA and carries it out. Amendments to the POP are conducted as needed using the same process.

5. Private Sector Participation

The FTA requires that local recipients provide private for-profit transit and paratransit operators a fair and timely opportunity to participate to the maximum extent feasible in the planning and provision of proposed transportation services. Therefore, each applicant for funds from the Madison Urbanized Area's Section 5310 program must make efforts to comply with this policy and provide documentation of these efforts in its application.

Applicants who utilize in-house resources or other methods to deliver projects must demonstrate that they made reasonable efforts to include participation by private for-profit operators if applicable.

6. Civil Rights

Recipients of the Madison Urban Area's Section 5310 program funds are required to meet civil rights requirements under Title VI, as well as Equal Employment Opportunity (EEO) and Disadvantaged Business Enterprise (DBE) regulations.

The MPO maintains a record of funding requests for the Section 5310 Program received from private non-profit organizations, state or local governmental authorities, and Indian tribes. The record identifies those applicants that would use grant program funds to provide assistance to predominantly minority and low-income populations. The record shall also indicate which applications were rejected and accepted for funding.

Metro Transit, as a City of Madison utility, utilizes the City of Madison Department of Civil Rights to oversee civil rights issues. Metro Transit will be the liaison between subrecipients, the City of Madison Department of Civil Rights, and the FTA.

Title VI

The elements of a Title VI Program are determined by FTA Circular 4702.1B (Appendix A) and include, but are not limited to:

- Title VI notice to the public, including a list of locations where the notice is posted.
- Title VI complaint procedures (i.e., instructions to the public regarding how to file a Title VI discrimination complaint) and Title VI complaint form.
- List of transit-related Title VI investigations, complaints, and lawsuits.
- Public participation plan, including information about outreach methods to engage minority and limited English proficient populations (LEP), as well as a summary of outreach efforts made since the last Title VI Program submission.
- Language Assistance Plan for providing language assistance to persons with limited English proficiency.
- A table depicting the membership of non-elected committees and councils, the membership of which is selected by the recipient, broken down by race, and a description of the process the agency uses to encourage the participation of minorities on such committees.
- A Title VI equity analysis if the recipient has constructed a facility, such as a vehicle storage facility, maintenance facility, operation center, etc.
- A copy of board meeting minutes, resolution, or other appropriate documentation showing the board of directors or appropriate governing entity or official(s) responsible for policy decisions reviewed and approved the Title VI Program.

Metro Transit prepares a Title VI Program Update for submission to the FTA every three years.

Section 5310 Program subrecipients must submit their Title VI Programs to Metro Transit. Metro will develop a schedule that outlines the frequency with which subrecipients must submit their Title VI programs. A subrecipient's Title VI program must be approved by the subrecipient's appropriate governing entity or official(s) responsible for policy decisions (e.g., board of directors, mayor, tribal executive, city administrator, etc.). Subrecipients must submit a copy of the board resolution, meeting minutes, or similar documentation as evidence of approval.

Contractors and subcontractors are not required to submit a Title VI report. However, they are responsible for complying with the Title VI Program of the recipient with whom they are contracting. Recipients and subrecipients are responsible for ensuring that their contractors are complying with their Title VI Program and Title VI regulations.

Metro Transit, the MPO, and WisDOT are available to assist subrecipients with Title VI compliance. Metro Transit will provide sample notifications, forms, and program language to subrecipients upon request. The MPO will provide demographic data to assist subrecipients in conducting their analysis and subsequently developing their Title VI Program.

Metro Transit, in coordination with the City of Madison Department of Civil Rights, oversees subrecipient compliance with Title VI as follows:

- **Grant Agreements** – Through annual grant agreements, the subrecipient agrees to comply with applicable civil rights statutes and regulations, including Title VI of the Civil Rights Act, Equal Employment Opportunity (EEO), and Disadvantaged Business Enterprise (DBE). As subrecipients to Metro Transit, Section 5310 Program subrecipients must comply with the FTA's Annual List of Certifications and Assurances signed annually by Metro Transit.
- **Review of Subrecipient's Title VI Program** – Metro Transit reviews the contents of Title VI Program materials as submitted by subrecipients, including public notification language, LEP, complaint procedures and complaint form, and public participation and outreach. Metro provides sample materials and technical assistance to subrecipients in developing a compliant Title VI Program.
- **Investigation and Monitoring of Title VI Complaints (or potential complaints and/or lawsuits)** – As part of its annual application, Metro Transit requires subrecipients to report any Title VI complaints or lawsuits. Subrecipients may contact Metro Transit at any time during the year to report Title VI complaints, potential complaints, and/or lawsuits. Metro Transit may also receive complaints regarding subrecipients or their contractors directly from the public. When a complaint is determined to be a civil rights issue, Metro Transit staff will consult with the City of Madison Department of Civil Rights office as appropriate.
- **On-Site Visits** – Metro Transit and/or City of Madison Civil Rights Department staff may conduct on-site visits as necessary to monitor subrecipient compliance. During on-site visits, staff will verify the location of the public notification language as stated in the subrecipient's Title VI Program. During this time, staff may also discuss with the subrecipient any new or potential opportunities for public participation and public outreach that may present themselves since the previous submission of the subrecipient's Title VI Program.

Disadvantaged Business Enterprise (DBE)

The objectives of the US Department of Transportation's (DOT's) DBE regulations, as specified in 49 CFR Part 26, are to:

- Ensure nondiscrimination in the award and administration of DOT-assisted contracts.
- Create a level playing field on which DBEs can compete fairly for DOT-assisted contracts.
- Ensure that the DBE Program is narrowly tailored in accordance with applicable law.
- Ensure that only firms that fully meet 49 CFR Part 26 eligibility standards are permitted to participate as DBEs.
- Help remove barriers to the participation of DBEs in DOT assisted contracts.
- Assist the development of firms that can compete successfully in the marketplace outside the DBE Program.

Metro Transit has developed and administers its DBE Program Plan. The plan outlines policies and procedures established to satisfy the DBE requirements. Metro Transit's DBE Program Plan is on file with the FTA. Any plan updates with significant changes are submitted to FTA. All DBE submissions to the FTA, including the DBE Program Plan and all required reporting, are completed by Metro Transit staff.

Metro Transit staff works closely with subrecipients to address DBE requirements. In goal setting, three-year goals are established based on anticipated FTA-funded contracting opportunities by both subrecipients and Metro Transit. Contract-specific goals may also be established, and these goals may require a greater amount of subrecipient technical assistance from Metro Transit and/or the MPO. Work with subrecipients also includes the ongoing collection of data for contract monitoring and reporting on FTA-funded contracts.

Prior to awarding Section 5310 Program funds, subrecipients may be asked to identify potential contracting and procurement opportunities and Metro Transit staff works with subrecipients to identify potential DBE participation. Metro Transit staff also ensures that subrecipients use appropriate DBE contract language in their solicitations. WisDOT's Office of Business Opportunity and Equity Compliance (OBOEC) provides assistance to potential DBEs to become certified and maintains the Unified Certification Program Directory. Subrecipients must report to Metro Transit as required on DBE goal achievement on all FTA-funded contracting.

Equal Employment Opportunity (EEO)

Metro Transit and Section 5310 Program subrecipients must ensure that no person in the United States shall on the grounds of race, color, religion, national origin, sex, age, or disability be excluded from participating in, or denied the benefits of, or be subject to, discrimination in employment under any project, program, or activity receiving federal financial assistance under the federal transit laws.

Each Section 5310 Program contract between Metro Transit and a subrecipient for the provision of FTA funding shall contain language that requires the subrecipient to comply with FTA regulations related to EEO. In addition, private providers under contract with subrecipients are required to comply with these regulations.

If a subrecipient's transit-related staff reaches 15 or more and/or the dollar threshold for capital, operating, or planning assistance is met, Metro Transit will require the subrecipient to submit a formal Affirmative Action (AA) / EEO Plan to Metro Transit for review and approval. Metro will withhold the approval of future grants until it receives the AA / EEO Plan from the subrecipient. The Equal Employment Opportunity Act by definition explicitly exempts Indian tribes from its provisions.

Assurances

Metro Transit annually signs the FTA Annual List of Certifications and Assurances for Federal Transit Administration Grants and Cooperative Agreements, which binds Metro Transit to all civil rights requirements.

Through annual grant agreements, subrecipients agree to comply with all applicable civil rights statutes and regulations. These include Title VI of the Civil Rights Act, Equal Employment Opportunity, and Americans with Disabilities Act. As subrecipients to Metro Transit, Section 5310 Program subrecipients must comply with the FTA's Annual List of Certifications and Assurances as stated in their grant agreements with Metro Transit.

7. Maintenance

Consistent with federal requirements, each subrecipient must maintain its facilities (and substantial facility components), vehicles, and other substantial assets.

Subrecipients are required to develop maintenance plans covering their federally-funded vehicles and facilities and to provide Metro Transit with a copy of their plan(s). Subrecipients must maintain all federally-funded property in good operating order and maintain ADA accessibility features.

Subrecipients are expected to develop their own maintenance plans, although WisDOT provides extensive written guidance on developing maintenance plans as well as sample plans upon request. Once adopted, subrecipients are monitored for adherence to the plans by Metro Transit staff for compliance during on-site visits.

Metro Transit requires subrecipients to design and operate maintenance programs that include:

- Preventative maintenance practices and schedules for vehicles.
- Preventative maintenance practices for accessibility equipment.
- Preventative maintenance practices for facilities.
- A system for recording maintenance and repair activities.
- A process for authorizing and controlling maintenance activities and costs.
- Quality control for outsourced maintenance.
- A procedure for pursuing warranty recoveries.

Metro Transit must have an up-to-date maintenance plan on file from Section 5310 program subrecipients prior to applying for grants from the FTA. Subrecipients will not be required to resubmit maintenance plans with each application cycle, but are required to submit updated plans when necessary, e.g., when they have acquired new vehicles or other substantial assets not addressed in previously submitted plans or when the plan on file is out-of-date.

All transit vehicles are required to meet safety standards and undergo inspections based on program and/or vehicle capacity. WisDOT and Metro Transit require that all vehicles purchased with Section 5310 program funds be registered as human service vehicles (HSVs) or municipal vehicles, and be plated accordingly. All vehicles are considered HSVs and are subject to annual HSV inspections conducted by the Wisconsin State Patrol per Wisconsin State Statutes Section 110.05 and Wisconsin Administrative Code Trans 301. Upon request, State Patrol also will conduct initial inspections right after vehicle delivery. These inspections cover the integrity of vehicle safety and mechanical features.

Wisconsin Administrative Code Trans 301 addresses equipment and safety standards for HSVs. It adopts all federal regulations from 49 CFR 393 (Parts and Accessories Necessary for Safe Operation), 49 CFR 571 (Federal Motor Vehicle Safety Standards), and 36 CFR 1192 (Americans with Disabilities Act [ADA] Accessibility Guidelines for Transportation Vehicles). Trans 301 also provides additional equipment standards and requirements and provides inspection and enforcement standards.

8. Section 5310 Program Management

Vehicle Procurement

Although Metro Transit is the DR for the Madison Urban Area's Section 5310 Program, vehicle procurement activities are generally handled by the WisDOT Bureau of Transit through its statewide procurement process. Subrecipients will work with Metro Transit and WisDOT to arrange procurement of vehicles that meet the needs of the project. All grant agreements require subrecipients to comply with all relevant federal procurement laws and regulations and submit all third party contracts to Metro Transit for review.

WisDOT Transit procedures require staff to review all federally funded third party contracts to ensure federal contract clauses are included. WisDOT provides toolkits for assisting subrecipients with common procurements. Technical assistance for federal procurements is available from transit project managers or a WisDOT designated agent (e.g. a contractor). WisDOT maintains a subrecipient procurement assistance web page that contains links to:

- The WisDOT procurement manual.
- FTA-compliant toolkits for micro and small purchases.
- FTA-compliant toolkit for shared-ride taxi requests for proposals.
- System for Award Management (SAM).

WisDOT also has a toolkit for procuring architecture and engineering services according to Brooks Act requirements, and WisDOT Transit provides opportunities for training on federal procurement regulations.

Buy America and Pre-award and Post-delivery Reviews

WisDOT's HSV procurement solicitations detail federal Buy America requirements and impose Buy America pre-award certification requirements on all vendors submitting bids. For each vehicle type a vendor bids on, it must submit a "Certification of Compliance with 49 U.S.C. 5323(j)." If a vendor is unsure whether an offered vehicle is compliant with Buy America requirements, it may submit a "Certification of Non-Compliance with 49 U.S.C. 5323(j)" with its bid; however, it must provide documentation of an FTA-approved exception before WisDOT will consider the bid.

In addition to the pre-award certification, the solicitations require bidders to provide certification and a detailed list of all major vehicle components and subassemblies and their respective calculated percentages of total manufacturer's cost made in the United States. WisDOT reviews the Buy America information submitted by bidders and provides a pre-award certification.

For each delivered FTA-funded vehicle, Metro Transit requires the vehicle recipient to complete a post-delivery Buy America compliance certification that declares it has received and reviewed appropriate Buy America documentation. Metro will not pay the vendor until it receives this certification.

WisDOT's procurement manual details Buy America requirements and provides instructions for completing pre-award and post-delivery certifications for FTA subrecipients conducting their own procurements. Metro Transit, with WisDOT's assistance, provides technical support to subrecipients needing assistance with this or other aspects of their procurements.

Financial Management

Metro Transit is responsible for managing grants, contracts, and interagency agreements to ensure that expenditures comply with federal rules and regulations for all FTA grant programs. Financial management responsibilities include:

- Investigating and resolving accounting problems to ensure compliance with state and federal rules.
- Managing the documentation associated with individual grants, contracts, and interagency agreements.
- Submitting federal financial reports.
- Rectifying and closing out FTA grants when projects are completed.

Metro Transit uses the Electronic Clearing House Operation System (ECHO Web) process to request FTA grant awards so that transactions are processed in a timely manner and accounts are balanced and documented.

Metro Transit maintains records for vehicles, facilities, and other substantial assets purchased with Section 5310 Program funds. Metro Transit ensures that all equipment used by subrecipients that is purchased with federal funds through the Section 5310 Program is used for the program or project for which it was acquired. Records are updated and appropriate equipment use is assured through reporting by subrecipients and on-site reviews. See Section 9, Project Monitoring and Reporting.

Disposition of Assets

In the event that a subrecipient no longer needs equipment purchased with federal funds through the Section 5310 Program and useful life remains, the equipment is transferred in accordance with Metro Transit, WisDOT, and FTA requirements and guidelines.

In the event a vehicle or other substantial asset has reached the end of its useful life, the subrecipient must receive approval from Metro Transit to dispose of the asset.

Accounting Systems

Subrecipients establish a set of accounts in which all transit-related costs, revenues, and operating sources are recorded and clearly identified, easily traced, and substantially documented. Accounting practices and records must be in accordance with Generally Accepted Accounting Principles.

Metro Transit uses the same accounting system for the Section 5310 Enhanced Mobility Program that it uses for its other state and federal grant programs.

Metro uses the information contained in the quarterly reports to monitor subrecipients' fiscal and operational activities. Requests for reimbursement are approved by Metro Transit before being processed for payment.

9. Project Monitoring and Reporting

The goal for monitoring and reporting for Section 5310 program funds is to ensure effective use of program funds, provide useful information for the planning and prioritization of future projects, and fulfill federal requirements without placing an excessive burden on the designated recipient or subrecipients.

Metro Transit Reporting

Metro Transit will submit required Section 5310 reports to the FTA by October 31 of each year, covering a 12-month period ending on September 30, as well as quarterly reports, as required by the FTA. Subrecipients are required to submit required information to Metro Transit so that Metro Transit can consolidate the information to include in the report to the FTA. Metro Transit will act as a liaison between the FTA and subrecipients during audits. Annual reports filed by Metro Transit will include:

- An updated POP (prepared by the MPO).
- Civil rights compliance issues (such as Title VI, EEO, or DBE complaints).
- A milestone activity report.
- A Federal Financial Report.
- Program measures, including both quantitative and qualitative information as available on each of the following measures:²
 - a. Traditional Section 5310 projects
 - (1) Gaps in Service Filled. Provision of transportation options that would not otherwise be available for seniors and individuals with disabilities measured in numbers of seniors and people with disabilities afforded mobility they would not have without program support because of traditional Section 5310 projects implemented in the current reporting year; and
 - (2) Ridership. Actual or estimated number of rides (as measured by one-way trips) provided annually for individuals with disabilities and seniors on Section 5310-supported vehicles and services because of traditional Section 5310 projects implemented in the current reporting year.
 - b. Other Section 5310 projects.
 - (1) Increases or enhancements related to geographic coverage, service quality, and/or service times that impact availability of transportation services for seniors and individuals with disabilities as a result of other Section 5310 projects implemented in the current reporting year;
 - (2) Additions or changes to physical infrastructure (e.g., transportation facilities, sidewalks, etc.), technology, and vehicles that impact availability of transportation services for seniors and individuals with disabilities because of other Section 5310 projects implemented in the current reporting year; and
 - (3) Actual or estimated number of rides (as measured by one-way trips) provided for seniors and individuals with disabilities because of other Section 5310 projects implemented in the current reporting year.
 - Metro should ensure that the above information is reported for all recipients and subrecipients of Section 5310 funding in projects selected by the MPO. Metro may consolidate information for all projects in the Annual Report for any open Section 5310 grants awarded.

In addition, Metro will fulfill National Transit Database (NTD) reporting requirements.

² FTA C 9070.1H pages II-2 and II-3.

Reporting Requirements for Subrecipients

Quarterly Reports. Quarterly reports are due to Metro Transit 10 business days following the end of each quarterly period – January 1 through March 31, April 1 through June 30, July 1 through September 30, and October 1 through December 31. The following data must be submitted to Metro Transit on a quarterly basis for each vehicle, transportation program, or other service funded through the Madison Urbanized Area’s Section 5310 program:

- A narrative describing accomplishments and/or problems and changes to milestones and budgets.
- A copy of all recorded civil rights or Title VI complaints.
- The actual or estimated number of one-way unlinked passenger trips (if applicable), and the categorical purpose of each trip (if known, optional).
- The actual or estimated statistics related to delivering mobility management, fixed-route orientation, client eligibility, or similar services such as contacts through call centers, website visits, and training sessions.
- The number of individual clients served.
- Physical improvements completed (such as sidewalks, transportation facilities, or technology).
- Quarterly revenues and sources of revenue for the project.
- Quarterly capital and operating costs (separated).
- Quarterly actual or estimated vehicle revenue miles (required) and hours (if known).
- Fleet summary including year, mileage, make/model, and relevant features.
- Inventory of related facilities.

Annual Reports. Metro Transit will submit required annual Section 5310 reports to the FTA by October 31 of each year, covering a 12-month period ending on September 30. Metro Transit will be responsible for consolidating this data from quarterly reports and may request additional information from subrecipients.

Monthly Reports. Metro Transit (City of Madison) requires the completion of a Subrecipient Risk Assessment Worksheet for all subrecipients of each grant awarded. Subrecipients determined to be High Risk will be required to submit monthly programmatic reports and invoices. Subrecipients determined to be Medium or High Risk may be required to:

- Undergo additional site visits.
- Identify deficiencies and develop a resolution plan.
- Participate in increased interaction/communication with MPO and/or Metro Transit staff

National Transit Database (NTD) Reporting. Subrecipients must provide Metro Transit with information necessary for Metro Transit to file annual NTD reports. The necessary information, which commonly includes vehicle miles and hours, passenger trips, and financial information, will vary depending on the project and subrecipients must coordinate with Metro Transit to determine what is necessary. NTD information is due to Metro Transit by March 15 annually.

Metro Transit will use these reports to monitor subrecipient fiscal and operational management and to satisfy federal reporting requirements.

Metro Transit will schedule on-site visits with subrecipients on a triennial cycle to review operations and maintenance records. In addition, to improve subrecipient monitoring procedures, Metro staff may request and review supporting documentation, including local match documentation, for one subrecipient's reimbursement request per quarter. Selection of the reimbursement request will be based on either a risk assessment or random selection.

Section 504 and ADA Reporting

The annual Federal Certifications and Assurances for FTA Assistance, which is signed by all subrecipients, contains the ADA certification. Metro Transit staff verifies compliance with Section 504 and ADA requirements while reviewing annual grant applications and during annual on-site audits.

10. Other Provisions

Environmental Protection

Most projects and activities funded through the Section 5310 Enhanced Mobility Program do not involve significant environmental impacts. Typically, projects are considered categorical exclusions because they are types of projects that have been “categorically” (i.e., previously) excluded in regulations from the requirements to conduct environmental reviews and prepare environmental documentation.

FTA classifies categorical exclusions (CE) into two groups:

- CE under 23 CFR 771.118(c) – routine activities and projects which have very limited or no environmental effects at all (e.g. utility and similar appurtenances within or adjacent to existing transportation right-of-way; stand-alone pedestrian and bicycle projects, including transit plaza amenities; environmental mitigation or stewardship activities; planning and administrative activities; actions promoting safety, security, and/or accessibility; acquisition or transfer of real property interest; acquisition or maintenance of vehicles and/or equipment; maintenance, rehabilitation, or reconstruction of facilities; assembly or construction of facilities that is consistent with existing local land use regulations; joint development of facilities for transit and non-transit purposes without substantially expanding the existing footprint; emergency recovery actions; actions within existing operational right-of-way; action with limited federal funding; bridge removal and related activities; preventative maintenance of culverts and channels; and, geotechnical and other similar investigations).
- CE under 23 CFR 771.118(d) – activities and projects which have limited potential for environmental effects, and adequate documentation has been collected to demonstrate that the CE would apply and that no significant environmental impacts would result (e.g. highway modernization, bridge replacement or rail grade separation, hardship or protective property acquisition, acquisition of right-of-way, facility modernization, minor facility realignment for rail safety purposes, facility modernization or expansion outside the existing right-of-way, or other activities or projects with adequate documentation to show that they should receive a CE).³

Even if a project is determined to be a CE, there may be other relevant state and federal environmental protection requirements that must be satisfied (depending on the project’s type and location).

For projects with environmental impacts that are determined not to be a CE, FTA requires the preparation of an environmental assessment (EA) for public comment and FTA review. In the unlikely event that significant environmental impacts are identified with a project, an environmental impact statement (EIS) is required.

School Transportation

Consistent with federal laws, Section 5310 program funds may not be used for exclusive school bus service. The Federal Certifications and Assurances for FTA grants require the subrecipient to certify compliance with each annual sub-grant agreement.

Metro Transit oversees compliance with the prohibition by monitoring route schedules submitted with application materials, on websites, and/or in promotional materials with route schedules. Metro staff also looks for signs that might indicate exclusive school bus service (e.g., a school route only) during vehicle inspections.

³ https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/Section_118_Guidance-November_2014.pdf

Drug and Alcohol Testing

Recipients or subrecipients that receive only Section 5310 program assistance are not subject to FTA's drug and alcohol testing rules, but must comply with the Federal Motor Carrier Safety Administration (FMCSA) rule for all employees who hold commercial driver's licenses (49 CFR Part 382). Section 5310 recipients and subrecipients that also receive funding under one of the covered FTA programs (Section 5307, 5309, or 5311) should also include any employees funded under Section 5310 projects in their testing program. See [Circular FTA C 9070.1H](#) Chapter 8 Section 11 for more information.

Closeout

Recipients should initiate project closeout with subrecipients within ninety days after all funds are expended and all work activities for the project are completed. Recipients should similarly initiate POP closeout with FTA within ninety days after all work activities for the POP are completed. A final Federal Financial Report, final budget, and final POP must be submitted electronically via the electronic grant management system at the time of closeout.

FTA expects grants awarded for a specific POP to be completed within a reasonable, specified time frame, generally not to exceed two to three years. Although this provides recipients with a great deal of flexibility in developing and subsequently revising programs of projects, it is not intended that grants be continually revised or amended in ways that will excessively prolong the life of the grant, and consequently result in a large number of active Section 5310 grants. If small amounts of funds remain in an inactive grant, the recipient should request that the funds be deobligated and the project closed out. If the deobligated funds are still within their period of availability, FTA can reobligate the funds in a new grant to the recipient along with other currently available funds. Otherwise the deobligated funds lapse and are reapportioned by FTA among states and UZAs in a subsequent year.

Audit

States and designated recipients are responsible for ensuring that audits are performed pursuant to the requirements of OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," resolving audit findings, and bringing problems to FTA's attention. FTA has not required States and designated recipients to ensure an annual financial audit of a subrecipient is performed when assistance is provided solely in the form of capital equipment procured directly by the state or designated recipient. Even if the amount of FTA funds the recipient passes to a particular subrecipient does not trigger the requirement for an A-133 audit, the recipient may wish to review A-133 audit reports prepared for subrecipients that are required to be audited because the total federal funds from all sources exceed the threshold (currently \$750,000).

Subrecipients are required to bring to the attention of the recipient any audit findings relevant to their use of FTA funds.

Restrictions on Lobbying

Federal financial assistance may not be used to influence any member of Congress or an officer or employee of any agency in connection with the making of any federal contract, grant, or cooperative agreement. The state, subrecipients, and third-party contractors at any tier awarded FTA assistance exceeding \$100,000 must sign a certification so stating and must disclose the expenditure of nonfederal funds for such purposes (49 CFR part 20).

Other federal laws also govern lobbying activities. For example, federal funds may not be used for lobbying congressional representatives or senators indirectly, such as by contributing to a lobbying organization or

funding a grass-roots campaign to influence legislation (31 U.S.C. 1352). These laws do not prohibit general advocacy for transit. Providing information to legislators about the services a recipient provides in the community is not prohibited, nor is using nonfederal funds for lobbying, so long as the required disclosures are made.

Staff Contacts

Agency	Name	Phone	Email
Greater Madison MPO	Ben Lyman	(608) 243-0182	blyman@cityofmadison.com
Metro Transit	Scott Korth	(608) 266-6538	skorth@cityofmadison.com
Wisconsin Department of Transportation (WisDOT)	Lori Jacobson -or- Eric Anderson	(608) 266-1128 (608) 267-1845	lori.jacobson@dot.wi.gov eric1.anderson@dot.wi.gov

Appendix A – Recipient Designation Letter



SCOTT WALKER
OFFICE OF THE GOVERNOR
STATE OF WISCONSIN

P.O. Box 7863
MADISON, WI 53707

December 9, 2013

Ms. Marisol Simon
Regional Administrator
Federal Transit Administration, Region V
200 West Adams Street, Suite 320
Chicago, IL 60606

Dear Ms. Simon:

I am pleased to notify you that pursuant to 49 U.S.C. Section 5310 I have appointed the following entities as Designated Recipients of Federal Transit Administration formula funds for the Transportation Management Areas (TMAs) listed below:

<u>Designated Recipient</u>	<u>TMA</u>
Valley Transit	Appleton, WI
Green Bay Metro	Green Bay, WI
Madison Metro	Madison, WI
Milwaukee County	Milwaukee, WI

Attached are the resolutions from each area's planning commission, identifying these entities as the Designated Recipients of 5310 funds for their respective TMA.

If you have any questions, please feel free to contact John Alley, transit section chief, Wisconsin Department of Transportation, at (608) 266-0189.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Walker".

Governor Scott Walker

Enclosures

Appendix B – MPO Board Resolution

MPO 2025 Resolution No. 7

Amending the Program Management and Recipient Coordination Plan for the Madison Urbanized Area’s Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program

WHEREAS, the Madison Area Transportation Planning Board (MATPB) – An MPO adopted Resolution TPB No. 84 on November 13, 2013, supporting designation of the City of Madison – Metro Transit as the recipient for federal Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program funds with MATPB responsible for preparing the Program Management and Recipient Coordination Plan (“Program Management Plan”, or PMP) in coordination with Metro Transit, prioritizing and selecting projects for Section 5310 program funding, and preparing the annual Program of Projects (POP) as part of the Transportation Improvement Program process; and

WHEREAS, the Governor designated the City of Madison – Metro Transit as the recipient of Section 5310 Program funds for the Madison Urbanized Area via letter to the Federal Transit Administration (FTA) on December 9, 2013; and

WHEREAS, a Program Management Plan that describes policies and procedures for administering the Section 5310 program in the Madison area, including the division of responsibilities between Metro Transit and MATPB is required to be on file with FTA; and

WHEREAS, MATPB adopted Resolution TPB No. 85 on February 5, 2014 approving the *Program Management and Recipient Coordination Plan for the Madison Urbanized Area’s Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program* as the required PMP; and

WHEREAS, MATPB adopted Resolution TPB No. 94 on September 3, 2014 amending the Madison Area Program Management Plan (PMP) to add project selection criteria and a competitive process for selecting projects, which has been used since 2015; and

WHEREAS, MATPB adopted Resolution TPB No. 156 on June 19, 2019 amending the Madison Area PMP to revise the project selection criteria to make the scoring process more transparent and incorporate some other changes based on experience in scoring projects, which was used in 2019; and

WHEREAS, MATPB adopted Resolution TPB No. 168 on January 8, 2020 amending the Madison Area PMP to incorporate comments received from the FTA in October, 2019, regarding changes required to reflect current FTA documents, reporting requirements, categorical exclusions, drug and alcohol testing, project closeout, audit, and restrictions on lobbying; and

WHEREAS, the MATPB was re-named the Greater Madison MPO (MPO) on November 13, 2024; and

WHEREAS, the FTA released Circular FTA C 9070.1H Enhanced Mobility of Seniors and Individuals with Disabilities Program Guidance and Application Instructions, providing guidance for Section 5310 projects, in 2024; and

WHEREAS, the FTA released Award Management Requirements Circular C 5010.1F, incorporating and updating guidance for award administration and management activities for all applicable FTA Federal assistance programs, in 2024; and

WHEREAS, the MPO adopted MPO 2024 Resolution No. 22 on November 6, 2024 adopting the 2024 Coordinated Public Transit – Human Services Transportation Plan; and

WHEREAS, the Dane County Specialized Transportation Commission adopted the 2024 Coordinated Public Transit – Human Services Transportation Plan on November 20, 2024; and

WHEREAS, issues with Subrecipients complying with the Roles and Responsibilities outlined in the adopted PMP in recent years have resulted in the need to express those Roles and Responsibilities more explicitly, as well as to expressly state how Metro and the MPO will respond to problems with compliance;

NOW, THEREFORE, BE IT RESOLVED that the MPO approves an amendment to the *Program Management and Recipient Coordination Plan for the Madison Urbanized Area’s Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program* to address the aforementioned issues.

April 2, 2025

Date Adopted



Mark Opitz, Chair, Greater Madison
MPO

Appendix C – References

- Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 (FTA)
- [Award Management Requirements Circular, C 5010.1F](#) (FTA)
- [Enhanced Mobility for Seniors and Individuals with Disabilities Program Guidance, C 9070.1H](#) (FTA)
- Transit Procurement Procedures (WisDOT), includes links to:
 - Procurement Manual (WisDOT)
 - Best Practices Procurement Manual (FTA)
 - Toolkits and other resources for procurement and contracting
- Americans with Disabilities Act Guidance and Reference Materials (US Department of Justice)
- Certifications and Assurances for FTA Grants and Cooperative Agreements (FTA)
- Title VI Requirements and Guidelines for Federal Transit Administration Recipients, Circular FTA 4702.1B (FTA)
- [SAM.gov](#) (General Services Administration)
- Wisconsin State Statutes (Legislative Reference Bureau)
- Wisconsin Administrative Code (Legislative Reference Bureau)
- Wisconsin state-wide Elderly and Disabled Transportation Capital Assistance (WisDOT)
- Title VI of the Civil Rights Act of 1964 (US Department of Justice)
- 49 CFR Part 26 Sample Disadvantaged Business Enterprise Program (US DOT)
- [ECHO-Web User Manual](#) (FTA)

Appendix D – Index of Program Management Plan Requirements

Circular FTA C 9070.1H Enhanced Mobility of Seniors and Individuals with Disabilities Program Guidance and Application Instructions specifies that the Project Management Plan should address the following topics. The reference page numbers of the topics are shown at the right.

a. Program Goals and Objectives	4
b. Roles and Responsibilities	6
c. Coordination	9
d. Eligible Subrecipients	3
e. Local Share and Local Funding Requirements	5
f. Project Selection Criteria and Method of Distributing Funds	10
g. Annual Program of Projects Development and Approval Process	12
h. State Administration, Planning and Technical Assistance (use of administrative costs)	5
i. Transfer of Funds (applies to State Management Plans)	N/A
j. Private Sector Participation	14
k. Civil Rights	15
l. Section 504 and ADA Reporting	23
m. Program Measures (method for collecting and reporting data)	21
n. Program Management	19
o. Other Provisions	24

Appendix E – Acronyms and Abbreviations

DR – Direct Recipient

ECHO Web – Electronic Clearing House Operation

FTA – Federal Transit Administration

LEP – Limited English Proficiency

MAP-21 – Moving Ahead for Progress in the 21st Century

Metro Transit – the City of Madison – Metro Transit

MPO – Greater Madison Metropolitan Planning Organization

PMRCP – Program Management and Recipient Coordination Plan

NTD – National Transit Database

POP – Program of Projects

SAFETEA-LU – Safe, Accountable, Flexible, Efficient Transportation Equity Act – a Legacy for Users

WisDOT – Wisconsin Department of Transportation

TIP – Transportation Improvement Program

TrAMS – Transit Award and Management System (online web reporting for the FTA)

Greater Madison MPO

Section 5310 (Enhanced Mobility of Seniors & Individuals with Disabilities) Program Descriptions of Projects Applying for 2026 Funding and Funding Recommendations

Subrecipient:	Madison Metro
Project:	Paratransit Eligibility & Mobility Coordinator [Mobility Management Project] (Traditional)
Requested FTA Amount:	\$156,640
Recommended FTA Amount:	\$156,640

Metro's Mobility Management Project consists of the continued funding of the Paratransit program including the Paratransit Eligibility & Mobility Coordinators (PE/MC). The activities include: paratransit application processing and conduct In-Person Assessments (IPA) to determine ADA paratransit eligibility; provide Transit Orientation (TO) to paratransit applicants and others interested in using fixed route services; refer candidates for Travel Training (TT) to Dane County's mobility training program and monitor results, and; identify Confirmed Accessible Stops (CAS) at frequent paratransit destinations.

Typical activities of the PE/MC also include: maintain and update client physical and electronic files; document and process visitor eligibility for visitors to Madison and assist with Metro documentation for visitors to other communities; update knowledge on community and transportation resources; continue to work toward completion of Mobility Manager certification; provide information and assistance by phone, email, mail and during eligibility assessments, and; assist with research, resolution and documentation regarding customer feedback.

Staff recommends that this project be fully funded.

Subrecipient:	Dane County Department of Human Services
Project:	One-Call Center, Mobility Training, and Bus Buddy Program [Mobility Management Project] (Traditional)
Requested FTA Amount:	\$158,000
Recommended FTA Amount:	\$158,000

The Dane County Mobility Management Project consists of the Dane County Transportation Call Center (CC) and the RSVP Bus Buddy travel training program (BB). The CC is a transportation resource center staffed by a Mobility Manager. It is a single point-of-entry to transportation information in Dane County and provides information on all modes of available transportation including public transit, human services programs, vehicle acquisition and repair loans, ride sharing and other programs. Personalized services include identification of transportation availability; options counseling; introduction and referral to public transit; individual and group ride services, assessment and eligibility determination to authorize rides for specialized transportation and related programs; enrollment in travel training programs and follow up assistance in maintaining mobility. The service is free and open to everyone. BB is available to train passengers how to use Metro Transit. Bus Buddy program participants receive accompanied training to familiarize them with mainline transit. Both individualized and group BB training is available. Training is provided by volunteers.

Staff recommends that this project be fully funded.

Subrecipient:	NewBridge Madison
Project:	Driver Salaries and Benefits, and Other Costs [Operating] (Non-Traditional)
Requested FTA Amount:	\$44,831
Recommended FTA Amount:	\$44,831

The purpose of this project is to provide free transportation, using our accessible 14 passenger bus to NewBridge Madison programs for low-income older adults in the Madison Metropolitan area. Our agency provides services for 4,500 older adults, aged 60+, in Madison and the surrounding area. 85% are low-income and depend upon regular access to transportation. Recent surveys of older adults, conducted by Madison and Dane County, identified lack of transportation as one of the top unmet needs. A desire for more activities was also one of the top needs identified, especially among Black and Hispanic individuals.

Many older adults suffer from chronic health issues, lack of exercise and social isolation. Those with physical limitations, cognitive issues and lower incomes can't use or afford the local transit system. Due to a significant budget cut in 2025, the number of activities provided by NewBridge has been significantly reduced. We now provide 12+ weekly activities for Black and Hispanic older adults to engage them in the community. Attendance

ranges from 8-60 participants. The cost to provide rides for participants living in rural communities from other transportation companies is very expensive. NewBridge received \$37,000 from other funders to provide transportation in 2025 and will spend that by the end of August. This project provides funding to cover staff costs, gas, insurance and other related expenses. Having a bus helps stretch our limited funding farther, is more efficient and allows us to transport more older adults to the weekly activities they desperately need.

Staff recommends that this project be fully funded.

2026 Section 5310 Program of Projects for the Madison Urbanized Area										
Subrecipient	Service Area	Service Area Urban/Rural	Sub Type ¹	Project Type	Project Description/ALI	FTA Amount	Local Amount	Total Amount	Coordination Plan Page	Project Type ²
<u>Category A Projects</u> - Certified as having met federal requirements and approved for funding.										
City of Madison - Metro Transit	Madison Area	Urban	DR	Capital	Patatransit Eligibility & Mobility Coordinatior (Traditional)	\$156,640	\$39,160	\$195,800	31-32	C
Dane County DHS	Dane County	Urban/Rural	LG	Capital	One-Call Center (Mobility Management)(Traditional)	\$158,000	\$39,500	\$197,500	31	C
NewBridge Madison	Madison Area	Urban	PNP	Operating	Driver salary, benefits, and operations (Non-Traditional)	\$44,831	\$44,832	\$89,663	31	D
City of Madison - Metro Transit			DR		Grant Administration	\$35,947		\$35,947		12
Total						\$395,418	\$123,492	\$518,910		
<u>Category B Projects</u> - Pending federal requirements and/or pending approval for funding.										
Total						\$0	\$0	\$0		

¹ DR - Direct Recipient, PNP - Private Non-Profit, LG - Local Government, PO - Private Operator receiving indirect funds

² Project type defined in 49 USC 5310 (b)(1), per FTA C 9070.1H:

12 - Administration expenses

A - public transportation projects planned, designed, and carried out to meet the special needs of seniors and individuals with disabilities when public transportation is insufficient, inappropriate, or unavailable (meeting the 55% requirement)

B - public transportation projects that exceed the requirements of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) (meeting the 55% requirement)

C - public transportation projects that improve access to fixed route service and decrease reliance by individuals with disabilities on complementary paratransit (meeting the 55% requirement)

D - alternatives to public transportation that assist seniors and individuals with disabilities with transportation

All projects are within Dane County, Madison, WI; Wisconsin Congressional District 2; and consistent with the 2024 Coordinated Public Transit-Human Services Transportation Plan for Dane County.



City of Madison

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

Master

File Number: 93247

File ID: 93247

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/19/2026

File Name: Approving the Madison Arts Commission's selection of Samantha Jane Mullen as the next Thurber Park Artist-in-Residence, and approving Ankur Malhorta as the alternate.

Final Action:

Title: Approving the Madison Arts Commission's selection of Samantha Jane Mullen as the next Thurber Park Artist-in-Residence, and approving Ankur Malhorta as the alternate.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 8.

Sponsors: Ellen Zhang

Effective Date:

Attachments:

Enactment Number:

Author: Karin Wolf

Hearing Date:

Entered by: kwolf@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/2/2026	Maggie McClain	Approve	6/22/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/19/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93247

Fiscal Note

The proposed resolution authorizes a contract with artist Samantha Jane Mullen to provide up to \$7,800 annually to offset expenses related to the residency as the fourth Thurber Park Artist-in-Residence. Funding for the contract will come from the Planning Division's Municipal Art Fund (Munis project 65001). No additional City appropriation is required.

Title

Approving the Madison Arts Commission's selection of Samantha Jane Mullen as the next Thurber Park Artist-in-Residence, and approving Ankur Malhorta as the alternate.

Body

WHEREAS, on January 16, 2018, a lease with the Town of Blooming Grove was approved by Resolution No. RES-18-00069, File No. 49683, which will allow for the City to use the space located at 3325 Thurber Avenue as an artist studio; and

WHEREAS, using the Thurber Park facility for an art studio fulfills Darbo-Worthington-Starkweather Neighborhood Plan recommendations adopted by the Common Council on September 19, 2017, Resolution Enactment Number RES-15-00436, File ID No. 47509; and

WHEREAS, over the last nine years the Madison Arts Commission, the Madison Arts Program and Madison Public Library's Bubbler, have worked to shape an equitable and inclusive residency program that will have positive impact on the surrounding community and the professional advancement of the participating artists; and

WHEREAS, Madison Arts Program staff issued and widely publicized an open call for artists for the Thurber Park Artist-in-Residence opportunity on April 7, 2026; and

WHEREAS, the Madison Arts Commission reviewed and scored 37 applications at their May 13, 2026, meeting and ranked the application of Samantha Jane Mullen the highest, with Ankur Malhorta as the second highest; and

WHEREAS, the Madison Arts Commission recommends Samantha Jane Mullen be provided \$7,800 annually, for the duration of the residency, to offset expenses related to the residency; and

WHEREAS, the Madison Arts Commission will seek an appropriate opportunity for the selected artist to create a proposal for a permanent public art piece for the City's collection, for which, if approved by the Madison Arts Commission and the Common Council, the artist may receive further compensation.

NOW, THEREFORE, BE IT RESOLVED, that the Madison Common Council approves of the selection of Samantha Jane Mullen to be the next artist-in-residence at Thurber Park, and Ankur Malhorta as alternate.

BE IT FINALLY RESOLVED, that the Common Council authorizes the Purchasing Supervisor to execute an agreement between the City of Madison with artist Samantha Jane Mullen, or alternate, Ankur Malhorta, if necessary, setting forth the terms of their occupancy of the studio space as Artist-in-Residence and providing a fee not to exceed \$7,800 annually for their services and expenses related to occupancy of the studio space, open studios, workshops, supplies, and initial design of a public art work for Madison's public art collection. The contract shall be in a form approved by the City Attorney and Risk Manager.



City of Madison

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

Master

File Number: 93342

File ID: 93342

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 05/26/2026

File Name: Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc. for design engineering services for West Towne Path Phase 2B - Zor Shrine Pl to Gammon Rd.

Final Action:

Title: Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc. for design engineering services for West Towne Path Phase 2B - Zor Shrine Pl to Gammon Rd (District 9).

Notes: Chris Petykowski

CC Agenda Date: 06/09/2026

Agenda Number: 9.

Sponsors: Joann Pritchett

Effective Date:

Attachments: wtp2b_proposal_evaluation_report.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/26/2026	Robert Mulcahy	Delegated	
Notes: Delegated: Out Of Office					
1	2	5/27/2026	Maggie McClain	Approve	6/1/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/26/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	BOARD OF PUBLIC WORKS			Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the BOARD OF PUBLIC WORKS.
The motion passed by voice vote/other.

Notes: Additional referral to Finance Committee.

1	BOARD OF PUBLIC WORKS	06/09/2026 Referred	FINANCE COMMITTEE
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Action Text: This Resolution was Referred to the FINANCE COMMITTEE

Text of Legislative File 93342

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services with KL Engineering, Inc. for professional engineering services for the design of the West Towne Path Phase 2B - Zor Shrine PI to Gammon Rd project at a cost of \$291,020. Funding is available in the Adopted Engineering-Bicycle & Pedestrian Capital Budget in West Towne Path project (Munis 12614). No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc. for design engineering services for West Towne Path Phase 2B - Zor Shrine PI to Gammon Rd (District 9).

Body

The City of Madison is proposing to extend the West Towne Path from Zor Shrine PI to Gammon Rd (Phase 2B) in 2028. The project includes extension of the path, lighting, and stormwater facilities. The City desires to enter into an agreement with a consultant for design engineering services.

The City applied for and was awarded Federal Funds for the construction of the project. The state of Wisconsin Department of Transportation will let and administer the construction contract. Design costs are not federally eligible costs with this program.

Pursuant to City Ordinances and Policies, the City Engineer advertised for consultant proposals, reviewed the submitted proposals, and recommends the design engineering contract be awarded to KL Engineering, Inc. The consultant's services will include the completion of Final Plans, Specifications and Estimate in WisDOT format.

This will be a multi-year design project (2026-2028) and construction is scheduled for 2028.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with KL Engineering, Inc. for West Towne Path Phase 2B - Zor Shrine PI to Gammon Rd.

EVALUATION PANEL REPORT

Project: West Towne Path Phase 2B (Zor Shrine Pl to Gammon Rd)
Location(s): Citywide
Aldermanic District(s): District 9 (Ald. Pritchett)
RFP: Contract 8771
Date: 5/21/2026

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

This contract is for the final design, plans, specifications and estimates for the construction of West Towne Path Phase 2B (Zor Shrine Pl to Gammon Rd). Preliminary design and environmental documentation was performed by city staff.

B. Purchasing Details

1. Guidelines for RFP Evaluation

The City of Madison solicited proposals from qualified vendors through a Request for Proposal (RFP) process. The RFP and associated materials were posted on two distribution networks, VendorNet and DemandStar, on Feb 27, 2026. RFP responses were due back on April 1, 2026.

Proposals were reviewed by a selection panel.

Qualification factors were weighted as shown.

Technical Questions 65%

Cost 30%

Local Preference 5%

Total 100%

2. RFP Respondents

HDR

JT Engineering

KL Engineering

MSA

3. Disqualifications

No firms were disqualified.

4. Evaluation Panel

The technical evaluation panel was composed of 4 City Staff from the Engineering and Traffic Engineering Divisions. Costs were obtained in the proposal.

5. Evaluation Structure and Scoring

Evaluation for this RFP was conducted in one round. The technical evaluation panelists each performed their evaluation independently and the results were averaged. The final recommendation was based on the highest average of those scores.

Section C2 shows the proposal scoring.

6. Evaluation Timeline

Feb 27, 2026	– RFP issued
Mar 13, 2026	– Questions from Consultants due
Mar 20, 2026	– Answers to Consultant questions posted
Apr 1, 2026	– Proposals due
Apr 2026	– Panel evaluation
Jun 10, 2026	– Board of Public Works approval
Jun 23, 2026	– Common Council approval

C. Summary of Evaluation Panel Findings

1. Recommendation

KL Engineering

Based on the combination of the technical evaluation and proposed costs, the panel recommends that KL Engineering be approved as the consultant for the construction of the West Towne Path Phase 2B.

2. Evaluation and Scoring

The combined scoring of the panel can be found in the chart below.

Max Points	Section	HDR	JT	KL	MSA
65	Technical	49.69	42.38	50.31	50.25
30	Cost	28.70	27.24	30.00	24.78
5	Local Vendor	0.00	5.00	5.00	0.00
100		78.38	74.62	85.31	75.03

Notes:

1. Proposal review is the primary basis for evaluating the respondents (based on response to the RFP guidelines)
2. Discussion among the final determination panelists was held to compare the results of the technical evaluation, review costs, and to deliberate over selecting a firm to recommend.

3. Fee Breakdown

The table below shows the fee break down for each firm.

	KL Eng	HDR	JT	MSA
Total	\$291,020	\$304,238.59	\$320,500	\$352,333.59

4. Local Preference

The City of Madison has adopted a local preference purchasing policy 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.

www.cityofmadison.com/business/localPurchasing

Was the outcome of this bid changed by the local purchasing ordinance?

☐ Yes

☒ No

5. Additional Proposal Discussion

Overall, reviewers felt KL Engineering had a thorough and comprehensive project approach, solid project team, and very relevant experience. They were the lowest cost and have staff with a proven record of meeting the City of Madison's needs in a timely and cost-effective manner.



City of Madison

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

Master

File Number: 93452

File ID: 93452

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/03/2026

File Name: Authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project.

Final Action:

Title: Authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 1, District 9)

Notes: Andy Zwiieg

CC Agenda Date: 06/09/2026

Agenda Number: 10.

Sponsors: John W. Duncan And Joann Pritchett

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/9/2026	Robert Mulcahy	Approve	6/9/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	BOARD OF PUBLIC WORKS			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

Notes: Additional referral to Finance Committee.

1	BOARD OF PUBLIC WORKS	06/09/2026 Referred	FINANCE COMMITTEE
Action Text: This Resolution was Referred to the FINANCE COMMITTEE			

Text of Legislative File 93452

Fiscal Note

This proposed resolution authorizes an amendment to the existing contract (#8734) with Mead & Hunt for additional design engineering services in the amount of \$58,000 for the Mineral Point Rd. Pavement Replacement Project. The original contract was adopted via RES-23-00686 (Legistar #80350) on November 7, 2023 in the amount of \$420,700. The contract was amended via RES-25-00029 (Legistar #85825) on January 14, 2025 and added an additional \$111,1000. The total amended contract and proposed amendment totals \$589,800. Funding for the contract and amendment is available in the Mineral Point Rd project in the Engineering - Major Streets Capital Budget (Munis #11131). No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 1, District 9)

Body

PREAMBLE:

The City is proposing a pavement replacement and intersection improvement project from Mineral Point Road from the USH 12/14 W. Beltline Highway east ramp terminals to S. High Point Road The City entered into an agreement with Mead & Hunt for design services (Original: RES-23-00686) & amendment #1 (RES-25-00029).

The City Engineer recommends that the Contract time be extended to December 31, 2027 and additional design services be undertaken by Mead & Hunt. They are:

1. Design Geometrics, Drainage Design, & Detail Updates (100 hrs.)
 - a. Revise roadway geometrics and associated design details to remove linework related to the storm sewer microtunneling/trenching operation.
 - i. Update permanent pavement improvements.
 - ii. Update storm sewer design.
 1. Remove Microtunnel/box.
 2. Remove pipe on Mineral Point Road on westbound side (S. High Point Road to Tree Lane).
 3. Update design on S. High Point Road for new improvements.
 - iii. City Plan submittal by July 31.
 - iv. Send an update to the DNR.
 - v. Address City comments.
 - vi. Address WisDOT plan checker comments.
2. Design Traffic Signal & Details (34 hrs.)
 - a. Incorporate changes to the S. High Point Road traffic signal.
 - b. Update temporary traffic signal plan with updates to staging.
3. Plan Sheet Updates (70 hrs.)
 - a. Update plan sheets to reflect revised geometrics associated with the removal of

- the storm sewer microtunneling/trenching operation.
 - i. Remove unused sheets.
- 4. Traffic Control Revisions (58 hrs.)
 - a. Revise traffic control plans and construction sequencing to accommodate geometric changes resulting from the removal of the storm sewer microtunneling/trenching operation.
 - i. Overall staging concept to remain the same.
- 5. Quantity & Estimate Updates (45 hrs.)
 - a. Revise bid item quantities and construction cost estimates to reflect geometric changes associated with the removal of the storm sewer microtunneling/trenching operation.
 - i. Update general information.
 - ii. Update bid items.
 - iii. Update unit bid pricing.
 - iv. Update quantities.
- 6. Utility Coordination (20 hrs.)
 - a. Coordinate with utility companies regarding the revised project scope and any required utility relocation modifications.
- 7. Specification & Other Submittal Document Updates (24 hrs.)
 - a. Update project specifications and WisDOT submittal documents to incorporate revisions to bid quantities, estimates, and geometrics associated with the removal of the storm sewer microtunneling/trenching operation.
 - i. Update to new template.
 - ii. Update scope of work, prosecution and progress, traffic, holiday dates.
 - iii. Update utility information.
 - iv. Remove unused bid items and specifications.

Final Design, Including PS&E Roadway Plans - \$273,200 (increase of \$58,000) (Increase of 21%)

Total - \$589,800 (increase of \$58,000) (Increase of 10%) (increase of 351 hrs.)

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Road Project.



City of Madison

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

Master

File Number: 93392

File ID: 93392

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/01/2026

File Name: Authorizing the Mayor and City Clerk to execute a State/Municipal Agreement(s) with the State of Wisconsin Department of Transportation for Project I.D. 5401-04-00/20/72, 5410-04-00/20/71, & 5401-04-00/20/70 for cost sharing and maintenance of US51 Stough

Final Action:

Title: Authorizing the Mayor and City Clerk to execute a State/Municipal Agreement(s) with the State of Wisconsin Department of Transportation for Project I.D. 5401-04-00/20/72, 5410-04-00/20/71, & 5401-04-00/20/70 for cost sharing and maintenance of US51 Stoughton Road North (I39 to Milwaukee St) (District 3, District 12, District 15, District 17)

Notes: Chris Petykowski

CC Agenda Date: 06/09/2026

Agenda Number: 11.

Sponsors: Derek Field And Dina Nina Martinez-Rutherford

Effective Date:

Attachments: 426overviewmap.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/3/2026	Robert Mulcahy	Approve	6/4/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	BOARD OF PUBLIC WORKS			Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the BOARD OF PUBLIC WORKS.
The motion passed by voice vote/other.

Notes: Additional referral to Finance Committee.

1	BOARD OF PUBLIC WORKS	06/09/2026 Referred	FINANCE COMMITTEE
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE		

Text of Legislative File 93392

Fiscal Note

The proposed resolution authorizes the execution of a State/Municipal Agreement with the State of Wisconsin Department of Transportation and City of Madison for cost sharing and maintenance of US51 Stoughton Road North (I39 to Milwaukee St). The 2026 Adopted Capital Budget includes \$5.0 million in funding for construction in 2028 (Munis #15796). Requests for actual design and construction timing amounts will be updated in future capital budget requests and approved through the budget process. At this time, no additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to execute a State/Municipal Agreement(s) with the State of Wisconsin Department of Transportation for Project I.D. 5401-04-00/20/72, 5410-04-00/20/71, & 5401-04-00/20/70 for cost sharing and maintenance of US51 Stoughton Road North (I39 to Milwaukee St) (District 3, District 12, District 15, District 17)

Body

PREAMBLE

The State of Wisconsin Department of Transportation (WisDOT) plans to reconstruct US51 Stoughton Road from I39 to Milwaukee St. The project is set to be let into three different construction contracts over 3 different years (2028-2030)

As part of the project, the City and WisDOT staff met with the public and gathered input on the project. The roadway will be reconstructed along the segment including pavement, stone base, curb and gutter, lighting, storm sewer, pavement marking & multi use path. Intersection improvements are proposed at each street intersection along the corridor. A multi use path is proposed along the east side of the roadway from Hoepker Road to USH 30. There are two proposed pedestrian and bicycle overpasses included, one over E Washington Ave and one over Stoughton Road just south of USH 30.

Under WisDOT policy, municipalities are required to cost share for certain items on a project, such as the multi-use path, path lighting & pedestrian/bicycle overpasses. Additionally, the City will have to enter into an agreement to commit to maintain the pedestrian and bicycle facilities after construction as well.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are hereby authorized to execute a State/Municipal Agreement(s) with the State of Wisconsin Department of Transportation for Project I.D. 5401-04-00/20/72, 5410-04-00/20/71, & 5401-04-00/20/70 for cost sharing and maintenance of US51 Stoughton Road North (I39 to Milwaukee St)

BE IT FURTHER RESOLVED, 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

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Master

File Number: 93392

Project Limits Map





City of Madison

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Master

File Number: 93427

File ID: 93427

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/02/2026

File Name: Authorizing the Mayor and City Clerk to enter into a Donation and Improvement Agreement and with the Madison Parks Foundation and Michael and Jocelyn Keiser, and a Developer's Agreement for the Donation and Construction of Public Improvements with the Mad

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into a Donation and Improvement Agreement with the Madison Parks Foundation and Michael and Jocelyn Keiser, and a Developer's Agreement for the Donation and Construction of Public Improvements with the Madison Parks Foundation for the Privately Funded Improvement of Odana Hills Golf Course (District 11)

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 12.

Sponsors: Bill Tishler

Effective Date:

Attachments:

Enactment Number:

Author: Lisa Laschinger

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PARK COMMISSIONERS	06/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Park Commissioners (6/10/26), Finance Committee (6/15/26), Common Council (6/23/26)						

1	COMMON COUNCIL	06/09/2026 Refer	BOARD OF PARK COMMISSIONER S	06/10/2026 Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.			
	Notes: Additional referral to Finance Committee.			
1	BOARD OF PARK COMMISSIONERS	06/09/2026 Referred	FINANCE COMMITTEE	
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE			
1	BOARD OF PARK COMMISSIONERS	06/10/2026 RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER		Pass
	Action Text: Laschinger and Knepp gave an overview of the agreements and was available to answer questions.			
	Motion made by Glenn, seconded by Lieberman, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.			

Text of Legislative File 93427

Fiscal Note

The proposed resolution authorizes the City to enter into an agreement with Michael and Jocelyn Keiser and the Madison Parks Foundation for a donation of improvements to the Odana Hills Golf Course, and to enter into an agreement with the Madison Parks Foundation to construct the privately funded improvements. The estimated value of the donated project planning, design, and construction is approximately \$5,000,000. There is added value in the donation in having an accomplished golf course developer lead the work of design and construction. The City would accept ownership of the improvements at the completion of the project.

The Odana Hills Golf Course would close either fully or partially at the end of the 2026 season, remain closed while this work is completed through the 2027 season and reopen during the summer of 2028. No significant revenue losses are anticipated in 2026, as Monona Golf Course and The Glen Golf Park will operate later into the season. The Golf Enterprise Program would have effectively 36 holes of golf in operation in 2027 and early 2028, compared to 72 holes in 2025 and 54 holes for the majority of 2026. The closure will negatively impact net income for the Golf Program the during the project. The Parks Division anticipates a net operating loss of approximately \$1 million over the 2027 and 2028 seasons. The Golf Enterprise Fund has available reserves to accommodate this lost revenue during the reinvestment project. The Parks Division projects a return to a positive operating net income in 2029 and moving forward with a target operating net target margin of 7% annually. The Division will accommodate the project within its 2027 Operating Budget request.

The proposed Golf Course Improvement project completed under this agreement will be entirely funded through private donations. No additional appropriations are requested.

Title

Authorizing the Mayor and City Clerk to enter into a Donation and Improvement Agreement with the Madison Parks Foundation and Michael and Jocelyn Keiser, and a Developer's Agreement for the Donation and Construction of Public Improvements with the Madison Parks Foundation for the Privately Funded Improvement of Odana Hills Golf Course (District 11)

Body

WHEREAS, the Odana Hills Golf Course first opened for play in 1955. While consistently

popular and profitable, and the Golf Enterprise Program's highest performing course, the course has deferred capital needs that have not been addressed for decades; and,

WHEREAS, by Resolution-19-00456 (Legislative File 56004), adopted June 18, 2019, the Task Force on Municipal Golf in Madison Parks (the "Task Force") was created by the City of Madison Common Council to make recommendations regarding the future of municipal golf in Madison; and,

WHEREAS, the Task Force reviewed the current operational model for the Golf Enterprise, including course utilization, current operations, staffing, capital infrastructure, and financial performance of the courses; and,

WHEREAS, the Task Force received substantial feedback and input from the community through surveys, focus groups, two town hall type meetings, and direct testimony (both written and verbal); and,

WHEREAS, following its work, the Task Force issued a final report (the "Report"). The Report contains recommendations regarding continuing to offer municipal golf, removing the enterprise fund designation, updating the mission, closure of holes and seeking alternative operating models for specific courses, enhancing integrated pest management practices, increasing environmental sustainability, promoting equity and inclusion, increasing utilization of courses for non-golf purposes, responsible capital investment and refraining from selling land; and,

WHEREAS, following the acceptance of the Report and recommendations by the Common Council on January 5, 2021 (RES-21-00007, Legislative File 61936), the City was approached by the Madison Parks Foundation (the "Foundation") regarding a potential donation at Glenway Golf Course that would promote many of the recommendations from the Task Force; and,

WHEREAS, Michael and Jocelyn Keiser (the "Donors") are Madison residents and Michael is a renowned golf course developer, leading the development of the world-famous Sand Valley courses in central Wisconsin; and,

WHEREAS, in 2021 the City entered into agreements with the Foundation and the Donors to private fund the renovation and improvement of Glenway Golf Course (RES-21-00174, Legislative File 64472); and,

WHEREAS, the Glenway Golf Course improvements were completed in 2021 and exceeded all expectations. The improvements inspired additional donations to the renovation of the clubhouse and patio, along with rebranding of the course to The Glen Golf Park; and,

WHEREAS, upon The Glen reopening, rounds of golf and revenue generated from the golf park have increased by 40% and non-golf programming has increased from 0 events in 2019 to 35 events in 2025; and,

WHEREAS, following the success of The Glen Golf Park, the Donors are once again willing to donate their time and expertise and to lead private funding efforts in order to create and implement an updated Master Plan for Odana Hills to reimage municipal golf at the facility, enhancing and improving the course while making the property more inclusive and welcoming to the entire community; and,

WHEREAS, under the terms of a Cooperative Agreement entered into in 2023 (RES-23-0063, Legislative File 78401), the Foundation is the City's official non-profit fundraising collaborator for the City's parks and open space system. The Foundation was integral in The Glen Golf Park improvements project, is agreeable to acting as an intermediary party to effectuate the donated master plan and physical improvements to Odana Hills.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to enter into a Donation and Improvement Agreement with the Madison Parks Foundation and Michael and Jocelyn Keiser for the Odana Hills Golf Course Improvements, on a form and in a manner

that is approved by the City Attorney and the Parks Superintendent.

BE IT FURTHER RESOLVED that the Parks Superintendent is authorized to accept, on behalf of the City, an updated Master Plan for Odana Hills Golf Course and to approve any plans and specifications for the privately funded Golf Course improvement project.

BE IT FURTHER RESOLVED that the Madison Parks Foundation is authorized to construct public improvements to Odana Hills Golf Course consistent with the updated Master Plan, 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.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to enter into a Contract for the Construction of Public Improvements that will be accepted by the City of Madison with the Madison Parks Foundation for the Odana Hills Golf Course Improvements, on a form and in a manner that is approved by the City Attorney, the Parks Superintendent and the City Engineer/

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute, deliver, and accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of the Donation and Improvement Agreement, in a form approved by the City Attorney.



City of Madison

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

Master

File Number: 93444

File ID: 93444

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/03/2026

File Name: 13221 Nelson Road Acquisition PSA

Final Action:

Title: Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Madison Crushing & Excavating, Inc. for the purchase of four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Rd and a portion of two tax parcels both listed as 5185 Reiner in the Town of Burke and the City of Sun Prairie for future park land, together with a Public Access Easement Agreement over adjacent lands to access said park land.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 13.

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

Effective Date:

Attachments: MacWilliams_Madison Crushing Dane County Parks Acquisition 199 FINAL.pdf, Scott_Dane County-MC&E Appraisal_Report.pdf, Madison Crushing Park Land Acquisition Memo.pdf, 13221 Draft PSA.pdf

Enactment Number:

Author: Melissa Hermnn, Real Estate Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/3/2026	Maggie McClain	Delegated	
1	2	6/3/2026	Robert Mulcahy	Approve	6/9/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Board of Park Commissioners (6/10/26), Common Council (6/23/26)						

1	COMMON COUNCIL	06/09/2026 Refer	FINANCE COMMITTEE	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.		
	Notes:	Additional referral to Board of Park Commissioners.		
1	FINANCE COMMITTEE	06/09/2026 Referred	BOARD OF PARK COMMISSIONER S	06/10/2026
	Action Text:	This Resolution was Referred to the BOARD OF PARK COMMISSIONERS		
1	BOARD OF PARK COMMISSIONERS	06/10/2026 Return to Lead with the Following Recommendation(s)	FINANCE COMMITTEE	Pass
	Action Text:	Laschinger provided an overview of the acquisition and was available to answer questions.		
		Motion made by Lieberman, seconded by Hasburgh, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.		

Text of Legislative File 93444

Fiscal Note

The proposed resolution authorizes an acquisition and easement for the property located at 3262 and 3328 Nelson Rd in the Town of Burke and the City of Sun Prairie, to be funded entirely funded through Park Land Acquisition funds. Land acquisition costs are estimated to be \$6,000,000, based upon an appraisal reviewed by the City's Office of Real Estate Services. The appraisal report is attached. In addition, the costs for the owner to complete a site survey (\$8,275) and install fencing and gate (\$50,000) will be paid at time of closing. Funding for all costs is available in the Park Land Acquisition Major Program (Munis #17128). No additional appropriations are required at this time for the acquisition. The Parks Division anticipates applying for a cost sharing grant through the Dane County Conservation Fund Grant at a future date. Future improvements to the park would be addressed through the Parks Division's Capital Budget request. Operational resources to maintain the Subject Property would be addressed through future requests within the Parks Division's Operating Budget and will be dependent upon park amenities that are developed on site.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and Madison Crushing & Excavating, Inc. for the purchase of four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Rd and a portion of two tax parcels both listed as 5185 Reiner in the Town of Burke and the City of Sun Prairie for future park land, together with a Public Access Easement Agreement over adjacent lands to access said park land.

Body

WHEREAS, Madison Crushing & Excavating, Inc. ("Seller") is the owner of the property located within four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Rd and a portion of two tax parcels both listed as 5185 Reiner Rd, which contains 199 acres of land and all improvements thereon ("Property"), which is legally described in Exhibit A of the Purchase and Sale Agreement ("PSA") attached hereto.

WHEREAS, the City of Madison ("City") desires to purchase the Property from the Seller to obtain park land; 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

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 \$6,000,000 for the land and additional costs due at closing of \$58,275 for land survey and fence installation work subject to certain prorations and closing costs, and on substantially the same the terms and conditions contained in 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.

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

APPRAISAL REPORT

Appraisal of 297.323 Total Acres with 199 Acre Potential Partial Acquisition owned by Madison Crushing & Excavating, Inc. located in the town of Burke and city of Sun Prairie, Dane County, WI. The Address of the property is 3262 Nelson Rd and 3328 Nelson Rd.



Prepared for

Madison Crushing & Excavating Bill Ziegler as owner.
5185 Reiner Rd, Madison, WI 53718

Effective Date of Valuation

June 10th, 2024.

Prepared by

Scott L. MacWilliams
State of Wisconsin Certified General Appraiser #91
Appraiser Qualifications Board USPAP Instructor 10635

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

S.L. MacWilliams Company Inc.

Real Estate Appraisal
109 S. Main Street
Oregon, Wisconsin 53575
TIN 39-17722865

Office (608) 835-5465
Cell (608) 225-2957

Letter of Transmittal

February 7, 2025

Client

Madison Crushing & Excavating, Inc Bill Ziegler
5185 Reiner Rd
Madison, WI 53718

Re: Appraisal of a 199-acre partial acquisition from the 297.323 owned by Madison Crushing & Excavating, Inc Bill Ziegler. located in the town of Burke and city of Sun Prairie, Dane County, WI.

Mr. Ziegler

Per your request, I have made an investigation and appraisal of a 199-acre partial acquisition from the 297.323 acres of real estate owned by the owned by Madison Crushing & Excavating, Inc Bill Ziegler located in located in the town of Burke and city of Sun Prairie, Dane County, WI. as of an effective date of December 4th, 2024.

The fair market value of the acquisition would be summarized as follows:

	Value Summary	Unit Size	Unit Value	Total
Allocation				
Value of Proposed Acquisition		199.00	\$45,000	\$8,955,000

Respectfully submitted,



February 7, 2025

Scott L. MacWilliams
State of Wisconsin Certified General Appraiser #91
Appraiser Qualifications Board USPAP Instructor 10635

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

APPRAISAL REPORT

Property Owner: Madison Crushing & Excavating, Inc Bill Ziegler. 5185 REINER RD. MADISON WI 53718

Property Address: 3262 Nelson Rd and 3328 Nelson Road .

Property Owner Address: 5185 Reiner Road

Size & Type of Property: Appraisal 199 Acres owned by Madison Crushing & Excavating, Inc Bill Ziegler. located in the town of Burke and city of Sun Prairie, Dane County, WI. (hereinafter referred to as the **subject property**).

Sales History

There have been no purchases of the subject property in the three years prior to the date of inspection.

Use as of Effective Date: Mineral Extraction
Zoning: AT-35 (Agriculture Transition) Town of Burke, City of Sun Prairie CR-5ac.
Highest & Best Use: Residential Development

Purpose

Dane County Parks and Resources is presently in negotiations to purchase 199 Acres owned by Madison Crushing & Excavating, Inc Bill Ziegler. located in the town of Burke and city of Sun Prairie, Dane County, WI. Bill Ziegler regarding the possible purchase of this property. Dane County has provided Mr. Ziegler with an appraisal of the property. Mr. Ziegler contacted the S.L. MacWilliams Company and requested that a narrative appraisal for the 199-acre proposed acquisition. The purpose of this report is to estimate the fair market value of the subject property as of an effective date as detailed in this report .

Market Value as used in this report is defined by USPAP as:

Market value means the most probable price which a property should bring in a competitive and open market under all condition's 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 is the consummation of a 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 own 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.*

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Table of Contents

APPRAISAL REPORT	1
Prepared for	1
Effective Date of Valuation	1
Letter of Transmittal	2
APPRAISAL REPORT	3
Sales History.....	3
Certification	5
Assumptions and Limiting Conditions.....	6
Scope of Work	8
Client Identification and Intended Users/Intended Use	9
Hypothetical and Extraordinary Assumption	9
Property History	9
Purpose of the Appraisal and Value Definition	10
Legal Descriptions.....	11
Neighborhood	12
Area.....	12
Property Data	16
Highest and Best Use	23
Valuation	24
Sales Comparison Approach Vacant Development Sales.....	25
Comparable Sales Location Map.....	25
Comparable Sale 1	26
Comparable Sale 2	27
Comparable Sale 3	28
Comparable Sale 4	29
Adjustment Grid.....	31
Adjustment Description	32
Before Value Conclusion Value	Error! Bookmark not defined.
Acquisition.....	33
Addenda.....	34

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Certification

THE UNDERSIGNED APPRAISERS HEREBY CERTIFY THAT:

To the best of our knowledge and belief the statements contained in this appraisal report are true, and the information upon which the opinions expressed herein are based is correct subject to the limiting conditions herein set forth.

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 is 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 services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding 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.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

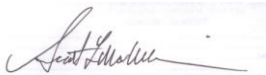
We have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

The appraiser Scott MacWilliams made an inspection of the property. The purpose of this appraisal is to develop an opinion of value of a 199-acre proposed acquisition from property owned by Madison Crushing & Excavating, Inc Bill Ziegler by Dane County Parks February 7, 2025.

These value are summarized below.

	Value Summary	Unit Size	Unit Value	Total
Allocation				
Value of proposed acquisition		199.00	\$45,000	\$8,955,000



Feb. 7, 25

Scott L. MacWilliams, Certified General Appraiser # 91
S. L. MacWilliams Company, Inc.

Date Signed

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Assumptions and Limiting Conditions

The analyses and opinions expressed in this report are subject to the following premises and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The legal description that is utilized in this report was furnished to us by others and is assumed to be correct. The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not conducted a survey of the subject property.
3. If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she has made an appraisal of the property in question unless specific arrangements to do so have been made beforehand.
5. All existing liens or encumbrances, if any, have been disregarded, and the property has been appraised as though free and clear and under responsible ownership and competent management.
6. No survey of the boundaries of the property has been conducted by the S.L. MacWilliams Company, Inc. The distances and dimensions found in the body of the report and contained in the exhibits are believed to be accurate but are not guaranteed. Any sketch or identified survey included in this report was taken from project data, schedule of lands and interests required of the plat, and municipal records, which were the source for calculations of acreage or lot areas. Iowa County online records were the main source for assessed valuations and zoning information.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. No responsibility is assumed for any condition not readily observable from public information, inspection of the premises, and review of environmental site assessments that might affect the opinions expressed herein. No liability is assumed for the soundness of structural members. No structural engineering tests were furnished to us nor made by us.
9. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
10. An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
11. Any distribution between land and improvements in this valuation report applies only under the proposed plan of utilization. Separate valuations for land and improvements, if any, must not be used in conjunction with any other appraisal and are invalid if so used.

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109 South Main Street Oregon, WI 53575

12. Maps, plats, and exhibits included in this report are for illustration only and are intended to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose. The square footage totals utilized in this report may be based upon the legal description of the property, assessors plat maps, building plans, previous estimates and/or a measurement of the premises by the appraiser(s). The measurements utilized in this report should not be construed as an exact measurement of the site or improvements. If so desired, a professional survey should be conducted by a trained and qualified consultant.
13. Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identities of the appraisers or the firm with which they are connected, any references to the American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers, the Appraisal Institute or to the designations granted by those organizations) will be disseminated to the public through advertising medium, public relations media, news media, sales media, or other public means of communications without prior written consent and approval of the authors.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers are not qualified to detect such substances. The presence of above-ground or underground substances such as asbestos, urea-formaldehyde foam insulation, chemical or fuel storage tanks, 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, reflecting the client's request to value the property as clean. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them.
The client is urged to retain an expert in this field, if desired.
16. All information furnished regarding property for sale, rental, financing, or projections of income and expense are made from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.
17. The appraiser Scott MacWilliams made an inspection of the property. The purpose of this appraisal is to develop an opinion of the Fair Market Value of the fee simple interest for a proposed 199 acquisition by Dane County Parks as of the effective date of this appraisal.

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Scope of Work

The standard appraisal process considers using three approaches to estimate value: (1) the Sales Comparison Approach, (2) the Cost Approach, and (3) the Income Approach. Based upon the nature of the assignment the Sales Comparison Approach, the subject property is vacant land, and the Sales Comparison Approach was utilized in this appraisal.

The Appraisal Standards Board (ASB) of the Appraisal Foundation develops, publishes, interprets, and amends the USPAP on behalf of appraisers and users of appraisal services. The USPAP Standard 1 requires that: *"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 analysis necessary to produce a credible appraisal."*

Standard 1 of the USPAP is directed toward the substantive aspects of developing a competent appraisal of real property. Standards Rule 1-2 is a binding requirement that states:

In developing a real property appraisal, an appraiser must:

- (a) identify the client and other intended users;*
- (b) identify the intended use of the appraiser's opinions and conclusions;*

I have been retained by the Madison Crushing & Excavating, Inc Bill Ziegler to estimate the Fair Market Value of 78.89 acres vacant land

Standards Rule 2-2, as detailed in the USPAP, states that *"Each written real property appraisal report must be prepared under one of the following three options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report"* The essential difference among the two options is in the content and level of information provided. This report is prepared utilizing the Appraisal Report Option [Standards Rule 2-2(a)].

This appraisal report is presented with the understanding that reporting formats vary greatly. The nature of this assignment requires that the written reporting format be a narrative appraisal.

The appraiser, in preparation of this appraisal assignment, have made a physical inspection of the subject property and taken sufficient photographs to adequately identify the property. Area; township; county and city data; history; demographics; zoning; and market conditions were reviewed and analyzed, along with comparable sales data gathered and verified where possible by the appraiser. The subject neighborhood was also inspected to assist in determining the characteristics of the neighborhood as they affect the subject property. Following is a list in part of sources, information, and data collected, reviewed and verified where possible, in the preparation, development, and completion of the appraisal report:

Paragon
REDI- Real Estate Database Incorporated
Applicable Multiple Listing Service
Wirex MLS Service
WCASFMRE – Wisconsin Chapter of American Society of Farm Managers & Rural Appraisers
Wisconsin Department of Revenue Real Estate Transfer Return Data (IPAS)
Loopnet.com

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109 South Main Street Oregon, WI 53575

Client Identification and Intended Users/Intended Use

USPAP defines a client as follows: *"the party or parties who engage an appraiser (by employment or contract) in a specific assignment."* The purpose of this appraisal is to develop an opinion of the fair market value of the fee simple interest in the property reflecting valuation factors as of June 10, 2024. I have been retained Madison Crushing & Excavating, Inc Bill Ziegler my client to complete an appraisal of the subject property . The intended use of this is to estimate the value for pending negotiations with Dane County Land & Water Resources for the purchase of 199 acres (the acquisition)

Hypothetical and Extraordinary Assumption

Extraordinary Assumptions

1. The existence of hazardous material, if located on or in the site, could have a negative impact on the value of both the undeveloped site and the proposed improvements. The appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. Scott MacWilliams has attended classes conducted by the University of Wisconsin Engineering Department on conducting Property Site Assessments. The presence of above-ground or underground substances such as asbestos, urea-formaldehyde foam insulation, chemical or fuel storage tanks, 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 conduct a transaction screening in accordance with established American Society for Testing and Materials (ASTM) Standards and/or a Phase I site assessment by an expert in this field, if desired. The value estimate in this report is predicated on the assumption that there is no adverse effect on the subject property due to environmental reasons that would cause a loss in value. This is an extraordinary assumption.

Property History

The current owner of public record for the property considered in this appraisal is Madison Crushing & Excavating, Inc. No transfers have been uncovered within three years. The last transaction indicated in Dane County GIS is a Trustee Deed No. recorded on April 12th, 2009, Volume 12605 Page 55.

The subject is currently listed for sale. There are two brokers with the listing – Blake George with Lee & Associates, and John Brigham at Capital Management Group, LLC. The price for the listed land size of 297 acres is \$14,899,896 which is \$50,168/acre. The development potential was established with the adoption of the Reiner Neighborhood Development Plan on June 20th, 12023. There are two brokers with the listing – Blake George with Lee & Associates, and John Brigham at Capital Management Group, LLC. The price for the listed land size of 297 acres is \$14,899,896 which is \$50,168/acre. The property has an extended time on the market since approximately 1/1/2021. This would tend to suggest that the list pricing is high since there has been a reasonable time on the market. However, development clarity only surfaced in 2023 with the Reiner Neighborhood Development Plan. The brokers report that there has been more interest in the property recently since there is the potential for apartment density along Nelson Rd, but formal offers are not being accepted at this stage because of the active negotiations with Dane County. This reinforces the conclusions in the larger parcel analysis above since the sellers do not necessarily want to divide the property at this point, but it also shows there is current interest in the property. There are no known purchase contracts at this point in time. The pending acquisition negotiations for the partial acquisition has suspended the marketing of the property.

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Purpose of the Appraisal and Value Definition

The purpose of this appraisal is to estimate fair market value of a 199 acre partial acquisition being part of 297.323 acre vacant development parcel owned by the Madison Crushing & Excavating, Inc Bill Ziegler. The intended use of this is to estimate the value for pending negotiations with Dane County Land & Water Resources for the purchase of the fee simple interest in the property.

Market Value as used in this report is defined by USPAP as:

Market value means 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 6. buyer and seller are typically motivated;*
- 7. Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- 8. a reasonable time is allowed for exposure in the open market;*
- 9. payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- 10. 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.*

Exposure Time

Exposure time is the estimated length of time that a property 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. The estimated exposure time for the subject property is 12-24 months.

Report Option

USPAP Standard Rule 2-2 states: "Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report."

This report is prepared under the **Appraisal Report Option**.

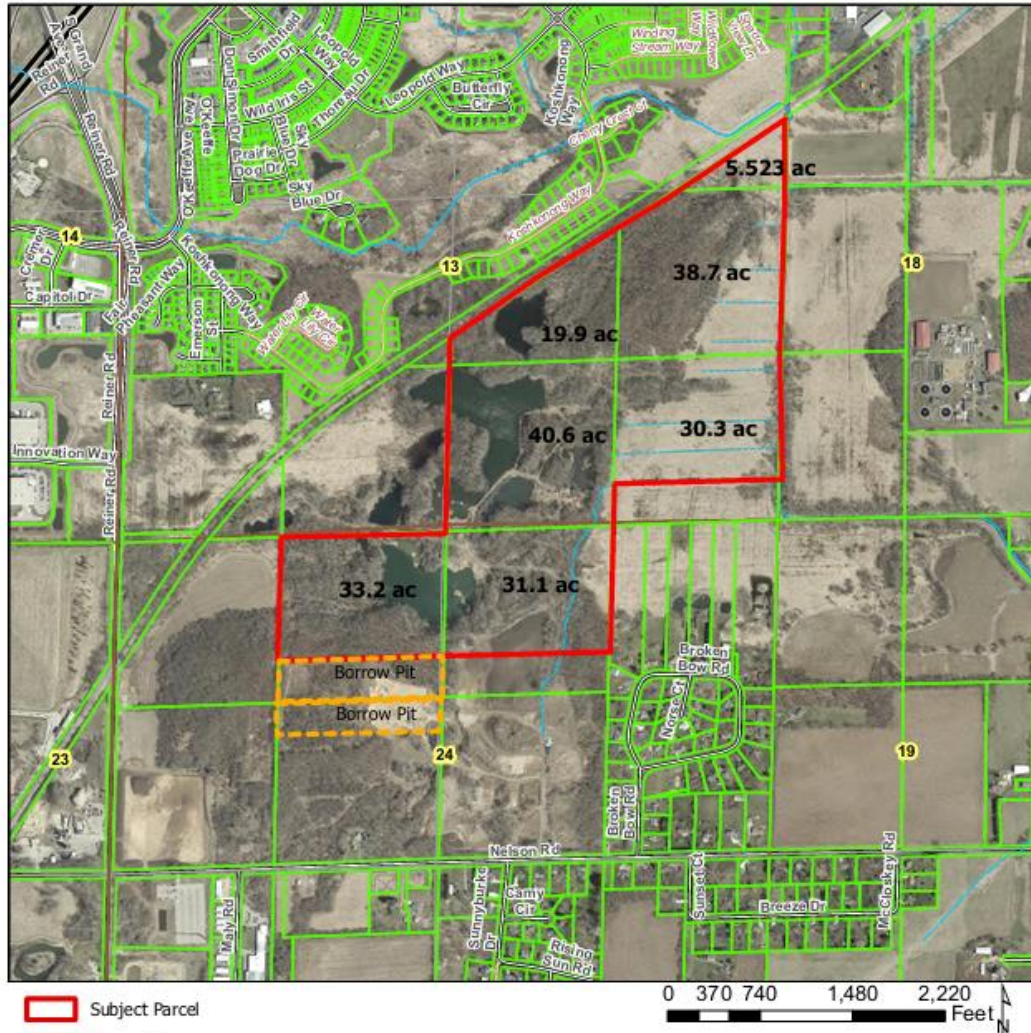
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109 South Main Street Oregon, WI 53575

Description of Acquisition

The purpose of this appraisal is to estimate fair market value of a 199-acre acquisition being part of 297.323 acre vacant development parcel owned by the Madison Crushing & Excavating, Inc Bill Ziegler. The depiction of the proposed 199 acquisition is depicted in the following digital Orthophoto created by Dane County Land & Water Resources Department June 29th, 2024. As is noted on this mapping the landowner shall grant access from Nelson road to the proposed acquisition.

Madison Crushing & Excavating, Inc., approx. 199 acres
Town of Burke



Subject Parcel

Borrow Pits

Landowner shall grant access from Nelson Road to subject parcel.

Location in Dane County



Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, June 20, 2024

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109 South Main Street Oregon, WI 53575

Neighborhood Area

The subject is adjacent to the city of Madison, Wisconsin together with the perimeter lands in surrounding townships, villages and cities.

As Wisconsin's state Capitol, second largest city and the county seat, Madison is large enough to serve as a starting point from which to view the market conditions influencing the subject property. Needs of the area's population are largely provided by goods, services and employment found in Madison. Few residents commute outside the city for employment or services, but many residents from neighboring areas commute into Madison for employment and services. Distance to: Chicago - 142 miles, Dubuque - 95 miles, Milwaukee - 77 miles, Minneapolis - 256 miles Elevation: 845.6 feet above mean sea level Topography: Rolling lands surrounding three lakes within the city which highlight the area and provide recreation. There are 35 county lakes, 25 with public access points. Area of County: 1,229 square miles Dane County Parks reports on its website that it hosts nearly 4,000,000 visitors annually and that it manages over 17,000 acres of land. There are 25 recreation parks (including eight dog parks), 20 wildlife areas, 16 natural resource areas, four historical/cultural sites, two county forests, over 100 miles of trails, over 3,000 acres of conservation and streambank easements, and five campgrounds. The county also manages the Lussier Family Heritage Center.

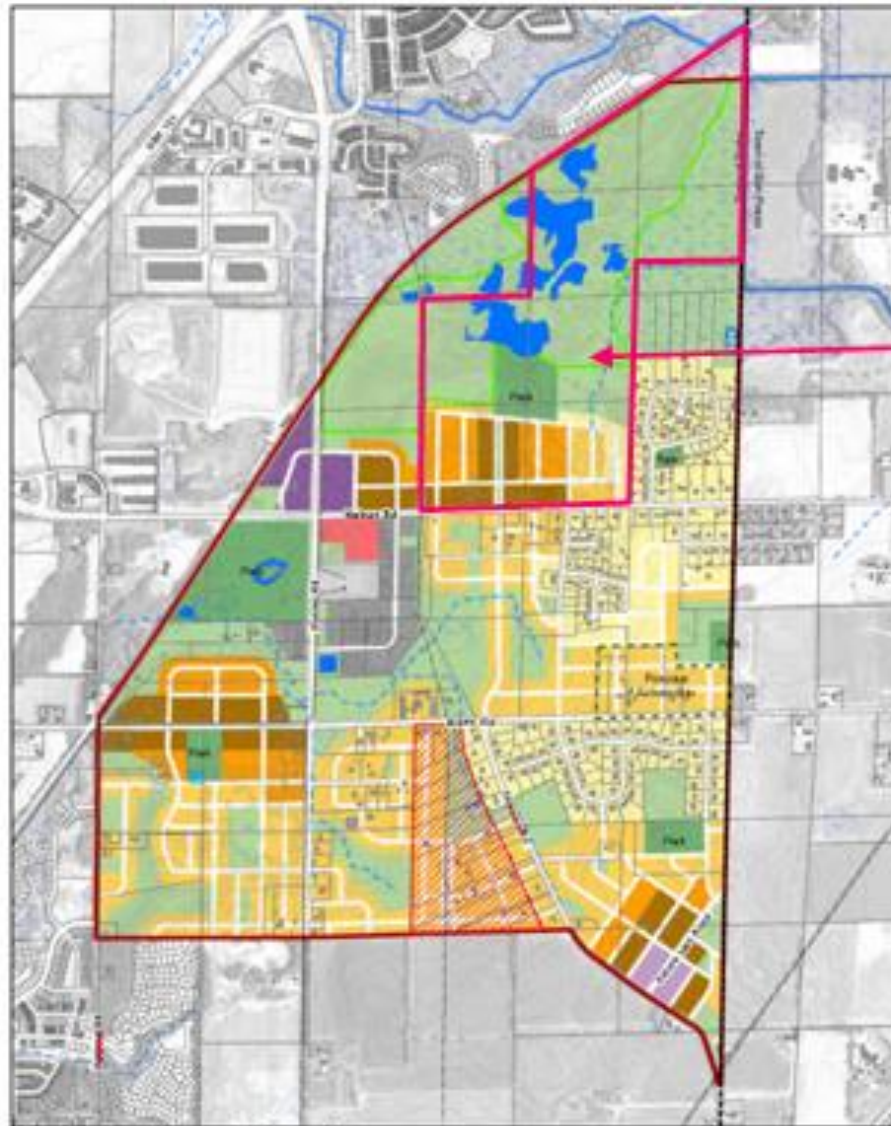
The subject property is located in the Town of Burke and the City of Sun Prairie in the Reiner Neighborhood Development Plan. The Reiner Neighborhood Development Plan (NDP) was prepared to guide future growth in an area on the City of Madison's northeast side. The planning area comprises a portion of a near-term Peripheral Planning Area (PPA-B) in the Comprehensive Plan's Growth Framework, which recommends that a detailed plan for the area be prepared and adopted. Most of the lands within the planning area are currently in the Town of Burke, which will be attached to the City of Madison by 2036 under the Burke Cooperative Plan.

The Plan includes recommendations for land use, parks and open space, transportation, provision of urban services, development phasing, sustainability, and plan implementation. The Plan will serve as a guide for future development and the vision against which future development proposals will be evaluated.

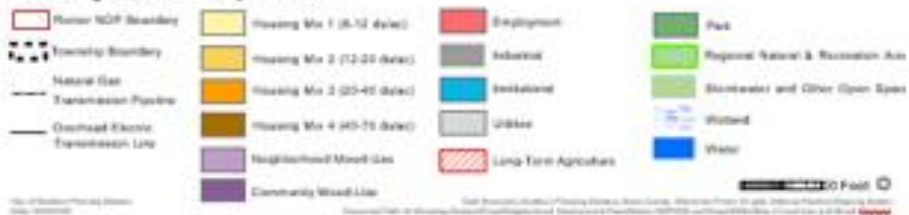
The planning area covers approximately 1,476 acres bounded by Feland Road and the Wisconsin & Southern railroad to the west and north, the Burke Town line to the east and Thorson Road on the south. The boundaries of the planning area are shown on Map 1: Planning Area

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109 South Main Street Oregon, WI 53575



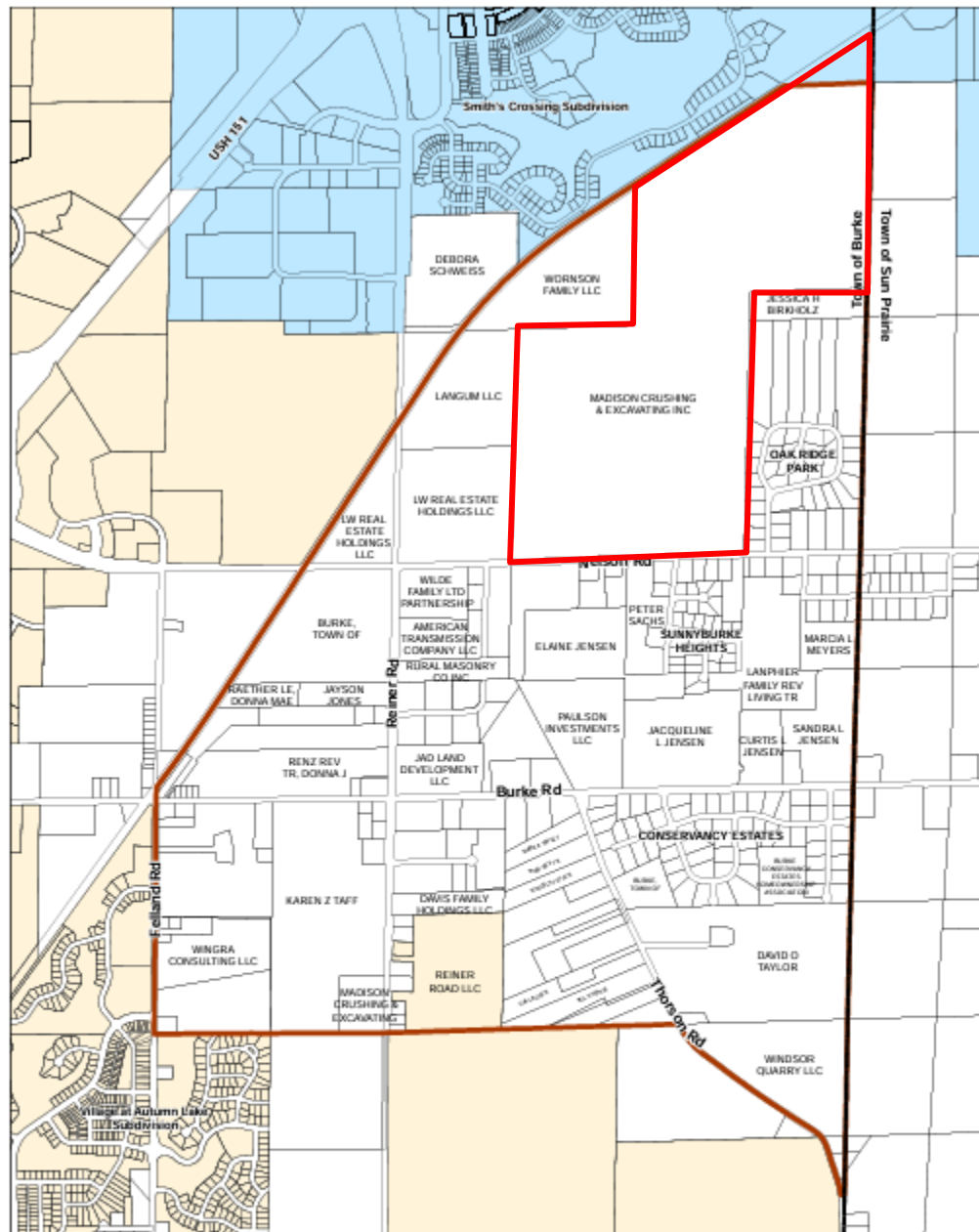
Map 6: Land Use and Street Plan
Rainer Neighborhood Development Plan



Subject

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575



Map 2: Municipal Jurisdiction & Property Ownership
Reiner Neighborhood Development Plan

- Reiner NDP Boundary
- City of Madison
- City of Sun Prairie
- Township Boundary

0 500 1,000 Feet

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

The defined neighborhood consists of a rolling terrain. A major ridgeline runs through the middle of the planning area dividing it between the Starkweather Creek and Upper Koshkonong Creek watersheds. The area is currently comprised of agriculture/vacant, commercial, industrial, institutional, open space, and residential uses. A significant portion of the area is currently either being farmed or is vacant and open lands. In addition, a substantial portion of the area consists of woodlands which include vegetation and areas with steep slopes that are less suitable for farming or development. There is a fair amount of existing development as well in the area. There are approximately 245 acres of residential uses containing 216 homes. In addition to the homes in the residential subdivisions such as Oak Ridge Park, Sunny Burke Heights and Conservancy Estates there are homes located along the existing roads. There are currently three existing park and recreational areas in the area. A portion of the Burke Town Hall property is public parkland. Two neighborhood parks are located in the Oak Ridge and Conservancy Estates subdivisions. There is also some commercial and industrial uses along Reiner Road and Maly Road. The mineral extraction land use that makes up approximately six percent of the planning area includes the two quarry sites owned by Madison Crushing and Excavating and the Wolf Paving asphalt plant.

Table 1: Existing Land Use		
Land Use	Acres	% Of Total
Agriculture/Vacant Subdivided Land	393.8	26.7%
Open Land	326.9	22.1%
Residential	244.5	16.6%
Woodlands	192.1	13.0%
Transportation, Communication, and Utilities	102.2	6.9%
Mineral Extraction	92	6.2%
Recreation	41.7	2.8%
Water	41.2	2.8%
Commercial/Employment	23.2	1.6%
Institutional	9.4	0.6%
Industrial	9	0.6%
Total	1,476	100.0%

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109 South Main Street Oregon, WI 53575

Property Data

The subject property consists of 297.323 acres located in the Town of Burke/and the City of Sun Prairie, in Dane County, the subject property consists of nine separate tax parcels identified below.

Municipality	Tax Parcel No.	Acres	Land Assessment	Improvements	Total
Sun Prairie	282/0810-131-9790-2	5.523	\$20,700	\$0	\$20,700
T. Burke	014/0810-134-8000-6	38.700	\$239,100	\$0	\$239,100
T. Burke	014/0810-134-8730-3	19.900	\$153,900	\$0	\$153,900
T. Burke	014/0810-134-9000-4	40.600	\$24,400	\$0	\$24,400
T. Burke	014/0810-134-9500-9	40.100	\$104,700	\$0	\$104,700
T. Burke	014/0810-241-8500-1	41.100	\$117,100	\$0	\$117,100
T. Burke	014/0810-241-9000-4	40.700	\$24,400	\$0	\$24,400
T. Burke	014/0810-242-8000-5	40.400	\$162,700	\$0	\$162,700
T. Burke	014/0810-242-9500-8	30.300	\$203,200	\$158,300	\$361,500
Totals		297.323	\$1,050,200	\$158,300	\$1,208,500

Parcel Number - 282/0810-131-9790-2

Parcel Summary

More +

Municipality Name	CITY OF SUN PRAIRIE
Parcel Description	SEC 13-8-10 PRT SE1/4 NE1/4 LYG S OF RR ...
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	3328 NELSON RD
Billing Address	5185 REINER RD MADISON WI 53704

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5
Assessment Acres	5.523
Land Value	\$20,700.00
Improved Value	\$0.00
Total Value	\$20,700.00

Parcel Maps

+

-

[DCIMap](#)
[Google Map](#)
[Bing Map](#)

Tax Information

?

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

Parcel Number - 014/0810-134-8000-6

Parcel Number - 014/0810-134-8000-6

Current

Summary Report

Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 13-8-10 PRT NE1/4 SE1/4 LYG S OF RR ...
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	No parcel address available.
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5 G6
Assessment Acres	38.700
Land Value	\$239,100.00
Improved Value	\$0.00
Total Value	\$239,100.00

Parcel Maps

+

-

[DCIMap](#)

Tax Information

?

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Parcel Number - 014/0810-134-8730-3

Parcel Number - 014/0810-134-8730-3

Current

Summary Report

< Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 13-8-10 PRT NW1/4 SE1/4 LYG S OF RR ...
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	No parcel address available.
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5 G6
Assessment Acres	19,900
Land Value	\$153,900.00
Improved Value	\$0.00
Total Value	\$153,900.00

Parcel Maps



DCIMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Parcel Number - 014/0810-134-9000-4

Parcel Number - 014/0810-134-9000-4

Current

Summary Report

< Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 13-8-10 SW1/4 SE1/4
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	No parcel address available.
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5
Assessment Acres	40.600
Land Value	\$24,400.00
Improved Value	\$0.00
Total Value	\$24,400.00

Parcel Maps



DCIMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Parcel Number - 014/0810-134-9500-9

Parcel Number - 014/0810-134-9500-9

Current

Summary Report

< Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 13-8-10 N3/4 SE1/4 SE1/4
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	No parcel address available.
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5 G6
Assessment Acres	30.300
Land Value	\$104,700.00
Improved Value	\$0.00
Total Value	\$104,700.00

Parcel Maps



DCIMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

S.L. MACWILLIAMS COMPANY

109 South Main Street Oregon, WI 53575

Parcel Number - 014/0810-242-8000-5

Parcel Number - 014/0810-242-8000-5

Current

< Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 24-8-10 NE1/4 NW1/4
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	5185 REINER RD
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5 G6
Assessment Acres	33.200
Land Value	\$162,700.00
Improved Value	\$0.00
Total Value	\$162,700.00

Summary Report

Parcel Maps



DCIMap

Google Map

Bing Map

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Parcel Number - 014/0810-242-9500-8

Parcel Number - 014/0810-242-9500-8

Current

< Parcel Parents

Parcel Summary

More +

Municipality Name	TOWN OF BURKE
Parcel Description	SEC 24-8-10 SE1/4 NW1/4
Owner Name	MADISON CRUSHING & EXCAVATING INC
Primary Address	3328 NELSON RD
Billing Address	5185 REINER RD MADISON WI 53718

Show Municipal Contact Information

Assessment Summary

More +

Assessment Year	2024
Valuation Classification	G5 G6 G7
Assessment Acres	30.300
Land Value	\$203,200.00
Improved Value	\$158,300.00
Total Value	\$361,500.00

Summary Report

Parcel Maps



DCIMap

Google Map

Bing Map

Tax Information

E-Statement

E-Bill

E-Receipt

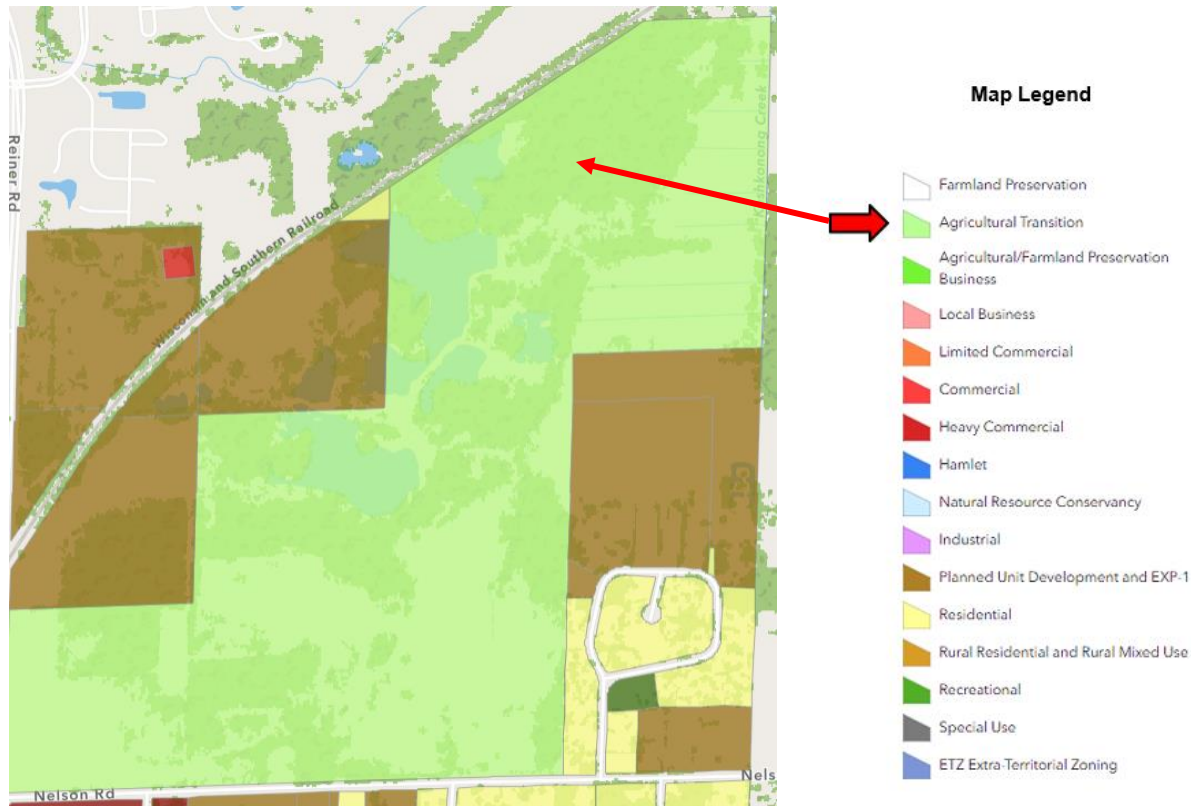
Pay Taxes Online

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Zoning

The Parcels located in the Town of Burke are subject to the provisions of the Dane County Zoning ordinance and are zoned AT-35 (Agriculture Transition) Zoning District . The AT-35 Zoning district is designed for transitioning agricultural land near urban developing areas.



AT-35 promotes agricultural uses, but it is also oriented to transitional areas where more intense development may be suitable in the future. As such, it is also a holding category to allow for future planning activities and potential rezoning at the time site-specific planning was completed. The assemblage/zoning area is more than 35 acres. There is currently one house on the property that is permitted since it was built before 2010. However, that house is not significant to this discussion since demolition is planned for the near-term future. There is an active borrow pit for mineral extraction. Non-metallic mineral extraction is a conditional use in AT-35, and Access Dane does not specify a conditional use permit. The use is documented as a legal, nonconforming or grandfathered use since it pre-existed the current zoning regulations and it has been in operation since at least the 1980's. The notice is recorded as Doc. 5586023. The use is allowed to continue so long as there is not an interruption in use of a year or more, and the owner complies with documenting requirements, reclamation plan, etc.

The city of Sun Prairie parcel is zoned CR-5ac. This is Countryside Residential. It is a residential zoning for lower density. Conventional residential development and loose cluster residential developments are permitted. The minimum site size is five acres.

The Town of Verona Future Land Use Map identifies the area as being for future rural residential development.

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This document is intended for reference only. Please contact Dane County Zoning Division (608) 266-4266 for specific ordinance language.

AT-35 (Agriculture Transition) Zoning District

Zoning district for transitioning agricultural land near urban developing areas.

CH. 10-Zoning, [Section 10.231](#)

Permitted Uses 10.231(2)

- Agricultural uses
- Agricultural accessory uses (except those listed as conditional uses below)
- Agricultural entertainment less than 10 days per year
- Farm-related exhibitions, sales or events less than 11 days per year
- Large animal boarding
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) in existing building
- Sales of agricultural products produced on the premises
- Residences existing as of Feb. 20, 2010 (see below)
- Undeveloped natural resource and open space uses
- Utility services associated with a permitted use
- Transportation, utility, communication or other use required by law

Conditional Uses 10.231(3)

- Agricultural accessory uses:
 - Agricultural entertainment, over 10 days/year
 - Airports, landing strips, heliports for owner of farm
 - Attached accessory dwelling units associated with a farm residence
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Limited Farm Business, subject to 10.103(13)
- Sale of agricultural and dairy products not produced on the premise and incidental sale of non-alcoholic beverages and snacks
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction
- Limited asphalt or concrete plants
- Renewable energy electricity generators

Setbacks and Height requirements for Structures 10.231(5) & 10.231(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirement

Permitted residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum

Rear yard: 50 feet minimum

Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

Lot Width & Area 10.231(4)

Minimum: 35 acres

Minimum lot width: None

Maximum: None

Maximum Lot Coverage 10.231(7)

Buildings and structures: None.

Accessory Buildings Requirements 10.231(8)

- Except for secondary farm residences authorized by conditional use permit, no more than one principal building is permitted per lot.
- Accessory buildings may be constructed on property without a principal residence only if it is clearly related to a legitimate farm operation or agricultural accessory use.

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AT-35 (Agriculture Transition) Zoning District

Zoning district for transitioning agricultural land near urban developing areas.

CH. 10-Zoning, [Section 10.231](#)

- Sanitary fixtures are permitted in agricultural accessory buildings
- No living spaces are allowed in accessory buildings.
- Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning *Guide for Accessory Buildings* Handout.

Existing Residences in AT-35 10.231(2)1.

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided **all** of the following criteria are met:
 1. The use remains residential.
 2. The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
 3. For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee.
- Residential accessory buildings, home occupations, foster care for less than 5 children, community living arrangements for less than 9 people, and incidental room rental are permitted when associated with:
 - An existing residence as permitted above
 - A farm residence approved by conditional use permit
- Existing residences or secondary residences located on a farm, but which are no longer utilized in the operation of the farm may be rented.

Limited Farm Businesses 10.004(85) & 10.103(13)

Limited farm businesses are an agricultural accessory use and must meet the following criteria:

- ✓ Consists of a business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm
- ✓ Requires no buildings, structures, or improvements other than existing agricultural buildings or a farm residence
- ✓ Employs no more than 4 full-time equivalent employees annually, who are not members of the family residing on the farm
- ✓ Does not impair or limit the current or future agricultural use of the farm or other protected farmland

In addition, a **limited farm business** as a conditional use in the AT-35 district is further restricted:

- The uses are limited to those listed as permitted uses in the LC or GC zoning districts, provided the use does not conflict with the overall purposes of the AT-35 district
- The area dedicated to the limited farm business use must not exceed 10,000 square feet in indoor floor area
- The use must be contained entirely within building(s) in existence prior to April 30, 2005
- The landowner must maintain, restore, or enhance the existing exterior character of the building(s)
- No more than 4 non-family employees may be employed.

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Shape

The proposed acquisition consists of 7 separate tax parcels with a slightly Irregular overall configuration. . There are numerous rectangular parcels, but the north side of the property has an irregular line because the rail corridor there runs northeast/southwest. The configuration will not hinder the development potential of the property.

Topography

The site has rolling topography. The property has a natural roll with mineral deposits in the hills, and excavation has also created steep slopes. The far northeastern part of the site is level.

Water

There are 4- ponds on the property. These are former mineral extraction areas that have filled with water when active extraction activities stopped. They are now scenic and natural. There is also an intermittent stream running through the property.

Site Cover

The site is predominantly wooded overall. Based on GIS mapping estimates, there is an estimated 16 acres of water, one tilled field that is estimated at six acres, and an active borrow pit which approximately 4 acres. The open flat on the northeastern side of the site.

Site Improvements: The most substantial site improvements are gravel drive lanes. The drive lanes provide functional access for automobiles and large machinery. There is a driveway from Nelson Rd to the borrow pit and work/yard storage areas near Nelson Rd, and a driveway extends into northern portions of the site. The driveway is not as frequently used on the north side of the property, but there does appear to be a solid gravel base. This driveway does have a gate at Nelson Rd.

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Highest and Best Use

Properties are appraised as if put to their highest and best use to reflect the assumption that buyers and sellers set prices for properties based on their conclusions about the most profitable use of the site or property. The use of a site often limits its value. Highest and best use is defined in The Dictionary of Real Estate Appraisal as follows:

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 four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

This definition covers a multitude of factors that must be considered when performing a highest and best use analysis. The four criteria for establishing the highest and best use are set forth below with examples:

1. Legal Permissibility - uses permitted by zoning, building code requirements, deed restrictions, and environmental regulations;
2. Physical Possibility - uses allowed by size, shape, area and frontage;
3. Financial Feasibility - uses that produce a positive return after all expenses and financial obligations are met; and
4. Maximum Productivity - of those financially feasible uses, the one that produces the highest price or value.

Highest and Best Use Conclusion

The subject property is located in the Town of Burke and the City of Sun Prairie in the Reiner Neighborhood Development Plan. The Reiner Neighborhood Development Plan (NDP) was prepared to guide future growth in an area on the City of Madison's northeast side. The planning area comprises a portion of a near-term Peripheral Planning Area (PPA-B) in the Comprehensive Plan's Growth Framework, which recommends that a detailed plan for the area be prepared and adopted. Most of the lands within the planning area are currently in the Town of Burke, which will be attached to the City of Madison by 2036 under the Burke Cooperative Plan.

The Plan includes recommendations for land use, parks and open space, transportation, provision of urban services, development phasing, sustainability, and plan implementation. The Plan will serve as a guide for future development and the vision against which future development proposals will be evaluated. The planning area covers approximately 1,476 acres generally bound by Feland Road and the Wisconsin & Southern railroad to the west and north, the Burke Town line to the east and Thorson Road on the south. The boundaries of the planning area are shown on Map 1: Planning Area.

The city of Sun Prairie parcel is zoned CR-5ac. This is Countryside Residential. It is a residential zoning for lower density. Conventional residential development and loose cluster residential developments are permitted. The minimum site size is five acres. The Parcels located in the Town of Burke are subject to the provisions of the Dane County Zoning ordinance and are zoned AT-35 (Agriculture Transition) Zoning District. The AT-35 Zoning district is designed for transitioning agricultural land near urban developing areas.

There are 4- ponds on the property. These are former mineral extraction areas that have filled with water when active extraction activities stopped. They are now scenic and natural. There is also an intermittent stream running through the property.

The highest and best use for the subject property would be residential development.

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109 South Main Street Oregon, WI 53575

Valuation

The standard appraisal process considers using three approaches to estimate value: (1) the Sales Comparison Approach, (2) the Cost Approach, and (3) the Income Approach.

Sales Comparison Approach - The premise of the Sales Comparison Approach is that recent sales of similar or comparable properties provide an indication or estimate of value for the property being appraised. The approach requires that the properties being used be of similar size, quality, and location in comparison with the subject property; provided that modest adjustments may be made to resolve dissimilarities. Based upon the amount and quality of market data available, and considering the nature of this assignment, we have relied on the Sales Comparison Approach to determine the value conclusion for the subject property sites as vacant.

Cost Approach - The application of the Cost Approach is straightforward. The first step in the cost approach is to estimate the value of the site as vacant. After the site value is established the replacement costs for the building and site improvements are estimated. An appropriate amount of depreciation from physical and economic factors is deducted from the cost new to arrive at a depreciated value of the improvements. The site value is then added to the depreciated value of the improvements in order to arrive at a value conclusion. The appraised property is vacant development land and the cost approach is not applicable.

Income Approach - The Income Approach to value is a set of procedures through which appraisers derive a value indication for an income producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. The appraised property is a vacant development land and the income approach is not applicable.

In the valuation of the subject property is vacant development land and the comparable sales approach will be the utilized approach to value.

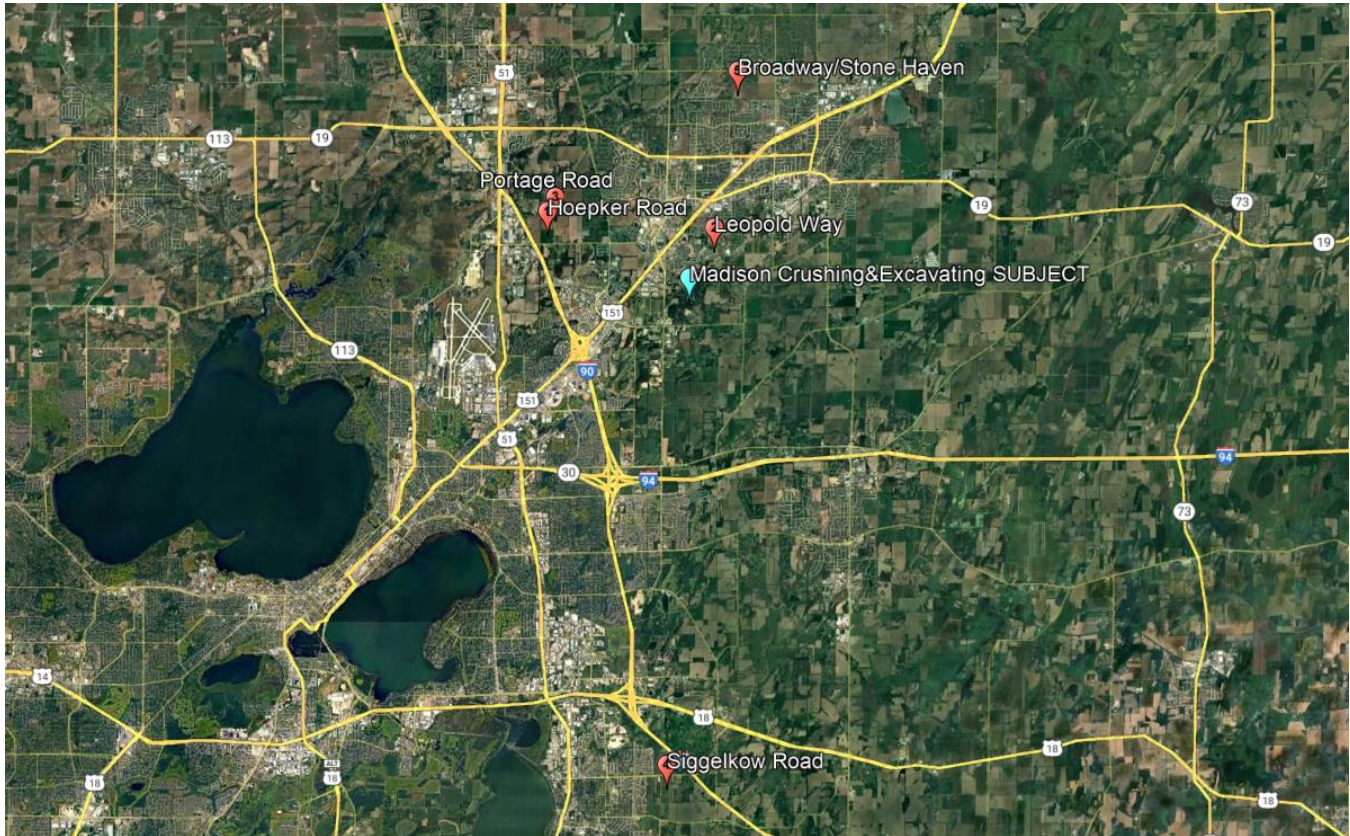
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109 South Main Street Oregon, WI 53575

Sales Comparison Approach Vacant Development Sales

No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
1	Hoepker Rd	Jun-23	\$1,850,000	34.91	\$52,993
2	Leopold Way	Apr-22	\$3,309,834	50.00	\$66,197
3	7601/7603 Portage Road	Jan-22	\$2,400,000	47.41	\$50,622
4	Siggelkow Road	Jul-23	\$2,400,000	60.40	\$39,735
5	Broadway/Stone Haven	May-24	\$1,500,500	35	\$42,871

Comparable Sales Location Map



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109 South Main Street Oregon, WI 53575

Comparable Sale 1



No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
1	Hoepker Rd	Jun-23	\$1,850,000	34.91	\$52,993

Property Type: Vacant Development
Location: Hoepker
Grantor: Donald G. & Juanita M. Hoepker Trust
Grantee: Prairie Creek I, LLC
Zoning: FP-35
Use: Assemblage
Municipality: Town of Burke
Recording Data: 5825207
Type of Document: Warranty Deed
Legal/Description:

T08N R10E SEC 9 PRT SE + SE + DESC AS BEG AT SE, COR OF SD SEC 9 TH S 89 DEG 16 MIN 00 SEC W ALG, S LN OF SE + OF SD SEC 9 & C/L OF HOEPKER RD, 948.83 FT TH N 00 DEG 36 MIN 00 SEC W 33.00 FT, TO NLY R/W LN OF HOEPKER RD TH S 89 DEG 24 MIN, 00 SEC W ALG SD NLY R/W LN OF HOEPKER RD 17 FT TH, N 00 DEG 36 MIN 00 SEC W ALG SD NLY R/W LN O, HOEPKER RD 12 FT TH S 89 DEG 24 MIN 00 SEC W ALG, NLY R/W LN OF HOEPKER RD 359.32 FT TH N 00 DEG 08, MIN 01 SEC E ALG W LN OF SE 1.4 SE + OF SD SEC 9, 1190.65 FT TH N 89 DEG 16 MIN 00 SEC E 1322.98, FT TO C/L OF PORTAGE RD & E LN OF SE + OF SD SEC 9, TH S 00 DEG 00 MIN 21 SEC W ALG E LN OF SE + OF, SD SEC 9 & C/L OF PORTAGE RD 640.28 FT TH S 86, DEG 52 MIN 22 SEC W ALG N LN OF S LOT 1 CSM 8211, 333.00 FT TH S 00 DEG 00 MIN 21 SEC W ALG W LN OF, SD LOT 1 300.00 FT TH N 86 DEG 52 MIN 22 SEC E, ALG S LN OF SD LOT 1 333.00 FT TO E LN OF SE + OF, SD SEC 9 & C/L OF PORTAGE RD TH S 00 DEG 00 MIN 21, SEC W ALG E LN OF SD SEC 9 296.21 FT TO POB 34.91, ACRES M/L SUBJ TO R/W

Conditions of Sale: Market
Financing: Conventional
Verified by: Records
Verified By: SLM
Description:

This was the sale of a vacant 34.91-acre development site. This is the sale of an apartment development parcel on the northeast side of Madison where the city is expanding into the town of Burke. The site was zoned FP-35 and is located on the north side of CTH PD. The site was located in the Town of Burke and has been annexed into the City of Madison. The property is annexed, and the zoning has been changed to NMX & TR-U1 and an Urban Services Area expansion was accomplished in early 2022 prior to closing. Water/sewer extensions were planned for 2023 in conjunction with a public city project. The property has an intermittent stream with woods around it and hydric Radford Silt Loam soils. The preliminary plan has ~28 acres being developed with the balance being open space which is located along the intermittent stream.

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Comparable Sale 2



No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
2	Leopold Way	Apr-22	\$3,309,834	50.00	\$66,197

Property Type: Vacant Development Assemblage
Location: Leopold Way
Grantor: VH Smith Crossings II, LLC
Grantee: Investment 469, LLC
Zoning: AT-35
Use: Assemblage
Municipality: City of Sun Prairie
Recording Data: 5825207
Type of Document: Warranty Deed
Legal/Description:
Conditions of Sale Market
Financing Conventional
Verified by: Records
Verified By: SLM

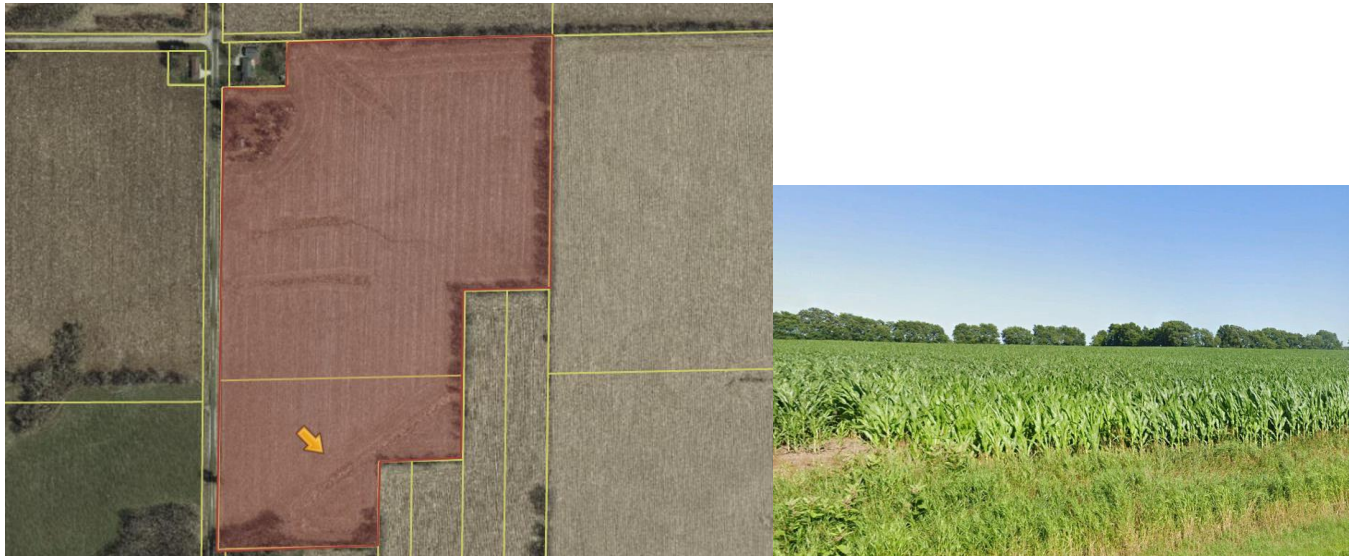
Description:

This was the sale of a vacant development 50-acre residential development site located in the City of Sun Prairie. This site was part of the preliminary plat for Smiths Crossing McCoy Addition which was approved on May 7th, 2019. This property was an undeveloped portion of the original plat.

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Comparable Sale 3



No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
3	7601/7603 Portage Road	Jan-22	\$2,400,000	47.57	\$50,452

Property Type: School District
Location: 7601/7603 Portage Road
Grantor: Paulson Investments
Grantee: Deforest Area School District
Zoning: Agricultural
Use: School District Acquisition
Municipality: City of Madison
Recording Data: 5723414
Type of Document: Warranty Deed
Legal/Description: The Northwest 1/4 of the Southwest 1/4 EXCEPTING therefrom the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, AND ALSO EXCEPT Certified Survey Map 1339, recorded in Vol. 5 of Certified Survey Maps, page 297, as #1383818. Parcel B: The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.
Conditions of Sale: Market
Financing: Conventional
Verified by: Records
Verified By: SLM

Description:

This was the sale of a vacant development site totaling 47.57 acres which was purchased by the Deforest Area School District. The site is located on the east side of Portage Road midway between E Anderson Road (North) and Hoepker Road (South) acres. The site was zoned agricultural. The site was located in the City of Madison and identified by Tax Parcels 081010300979 (522559 sf – 12 acres) and 081010300987 (1,549,520 sf – 35.57 acres).

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Comparable Sale 4



No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
4	Siggelkow Road	Jul-23	\$2,400,000	60.40	\$39,735

Property Type: Vacant Development
Location: Siggelkow Road
Grantor: McFarland Trust/Joseph W. McFarland
Grantee: IP McFarland LLC (John Heller)
Zoning: Ag
Use: Development
Municipality: Village of McFarland
Recording Data: 5912228 (McFarland Trust) & 5912229 (Joseph McFarland)
Type of Document: Warranty Deed
Legal/Description:
Conditions of Sale: Market
Financing: Conventional
Verified by: Records
Verified By: SLM

Description:

This is a 60.40-acre development site located in the Village of McFarland. The property was listed for sale on January 10th, 2023, and had an accepted offer on May 15th, 2023, and closed on July 11th, 2023. The property was advertised as follows. *Developers Dream Location! 68 acres of prime development property located near current developments within the village of McFarland. Village has approved future development and is in discussion for rezoning. McFarland Schools and easy access to the interstate.* The property is adjacent to a Wisconsin Power and Light substation and was subject to a High Voltage Transmission Line Easement.

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Comparable Sale 5



No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
5	Broadway/Stone Haven	May-24	\$1,500,500	35	\$42,871

Property Type: Vacant Development
Location: Broadway
Grantor: Windsor Investments LLC
Grantee: Reserve in Sun Prairie LLC
Zoning: Ag
Use: Residential Development
Municipality: Sun Prairie
Recording Data: 5960279
Type of Document: Warranty Deed
Legal/Description:
Conditions of Sale Market
Financing Conventional
Verified by: Records
Verified By: SLM

Description:

This is a 35-acre development site located in the City of Sun Prairie north of Stonehaven Drive. The property was purchased for a residential development the Reserve of Sun Prairie. The property is located in an area of residential development on the north side of Sun Prairie. Liberty Community Park is abutting the south side of the property. Broadway Drive and Stone Haven are stubbed in to the property line.

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No.	Location	Sale Date	Sale Price	Size/SF	Price/SF
1	Hoepker Rd	Jun-23	\$1,850,000	34.91	\$52,993
2	Leopold Way	Apr-22	\$3,309,834	50.00	\$66,197
3	7601/7603 Portage Road	Jan-22	\$2,400,000	47.41	\$50,622
4	Siggelkow Road	Jul-23	\$2,400,000	60.40	\$39,735
5	Broadway/Stone Haven	May-24	\$1,500,500	35	\$42,871

Adjustment Grid

	SUBJECT	Comparable No. 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Address	Nelson Rd	Hoepker Rd		Leopold Way		Portage Road		Siggelkow Rd		Broadway	
Date of Sale		Jan-23		Apr-22		Jan-22		Jul-23		May-24	
Sales Price		\$1,850,000		\$3,309,834		\$2,400,000		\$2,400,000		\$1,500,500	
Unit Price/Acre		\$52,993		\$66,197		\$50,622		\$39,735		\$42,871	
Data Source	Inspection	MLS, Inspect, Verify		MLS, Inspect, Verify		MLS, Inspect, Verify		MLS, Inspect, Verify		MLS, Inspect, Verify	
Adjustments	Description	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment
Financing/Sales Concessions		N/A		N/A		N/A		N/A		N/A	
Unit Price/Acre		\$52,993		\$66,197		\$50,622		\$39,735		\$42,871	
Eff/Date	Jun-24	Appreciation	1.10	Appreciation	1.14	Appreciation	1.15	Appreciation	1.07	Appreciation	1.03
Adjusted Value		\$58,293		\$75,464		\$58,216		\$42,517		\$44,158	
Location	Nelson Rd	Equal	\$0	Superior	(\$7,546)	Equal	\$0	Equal	\$0	Superior	(\$4,416)
Site/Acres	199.000	34.91	(\$5,829)	50	(\$7,546)	47.41	(\$5,822)	60.4	(\$4,252)	35	(\$4,416)
Zoning	AG/Trans	equal	\$0	Superior	(\$7,546)	Equal	\$0	Equal	\$0	Equal	\$0
Shape	Level/Regular	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0
Land Use	Annex/Res	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0
Utilities	Adjacent/Req Ext	Equal	\$0	Equal	\$0	None	\$0	Equal	\$0	Equal	\$0
Access	Public	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0	Equal	\$0
Other	None	Equal	\$0	Platted	(\$7,546)	Equal	\$0	HVTL Easement	4,252	Equal	\$0
Net Adjustment		Comp 2	(\$5,829)	Comp 3	(\$30,186)	Comp 4	(\$5,822)	Comp 4	\$0	Comp 4	(\$8,832)
Adjusted Value/Acre		\$52,463		\$45,279		\$52,394		\$42,517		\$35,326	

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109 South Main Street Oregon, WI 53575

Adjustment Description

Time:	The adjustments were made to each comparable to reflect the upward trending market, at 5% annual appreciation between the date of sale and the effective date of this report.
Location:	The subject property is in the Town of Burke and the City of Sun Prairie in an acknowledged neighborhood development. Comparable Sales No. 2 and No. 5 were located in the City of Sun Prairie in an area of more established neighborhood development and each of these sales were adjusted downwards by 10%.
Site Size/Acres:	The subject property consisted of 199-acres. The comparable sales were all smaller in acreage and each sale was adjusted downward by 10% to reflect the higher unit value associated with the sales of a smaller site.
Zoning:	The subject property is zoned AT-35. No adjustments were deemed necessary.
Topography/Shape:	The subject property consists of a rectangular configuration which lends itself to future development. The comparable sales were all rectangular configured parcels and did not require adjustment.
Land Use:	The subject property is located in the is located in the Town of Burke and the City of Sun Prairie in the Reiner Neighborhood Development Plan. The comparable sales were in similar developing areas and no adjustments were necessary.
Utilities:	The subject property is located proximate to the City of Madison and would likely be annexed into the City for development. The property would have access to municipal utilities. The are located in similar locations and no adjustments were necessary.
Access:	The subject property has access from a public road. No adjustments were deemed necessary.
Other	Comparable Sale No. 2 was platted prior to sale and this sale was adjusted downward by 10%. Comparable Sale No. 4 was located proximate to a substations and was encumbered by a HVTL easement. This sale was adjusted upwards 10%.

Value Conclusion

The indicated adjusted per acre value via the Sales Comparison Approach ranges from \$35,326 to \$52,463/acre. Based upon this analysis the final Before value conclusion for the 199-acre subject property is estimated at \$45,000/acre which represents a value conclusion of \$8,955,000.

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109 South Main Street Oregon, WI 53575

Acquisition

The acquisition is described in the appraisal report completed by Scott Appraisal Company LLC. James Koch Appraiser on behalf of Dane County Land & Water Resources Department 5201 Fen Oak Dr, 208 Madison, WI 53718 as follows: The acquisition as a separate entity is 199 acres which is assumed accurate. This is a client estimated size, but a survey is recommended for clarity. This is an assumed net size. There is no actual road frontage. A rail corridor runs along the northwestern side of the site, but the legal description refers to property that is south of the railroad right-of-way. There are several rectangular parcels, but the north side of the property has an irregular line because the rail corridor there runs northeast/southwest. The assemblage shifts to the east, but there is a full 40-acre parcel line connection for functionality. The topography is rolling. The property has a natural roll with mineral deposits in the hills. The far northeastern part of the site is level. There are 4+ ponds. These are former mineral extraction areas that have filled with water when active extraction activities stopped. They are now scenic and natural. There is also an intermittent stream running through the property. The site is predominantly wooded overall. Based on GIS mapping estimates, there is ~16.5 acres of water, one tilled field that is ~six acres, and the open flat on the northeastern side of the site is ~38 acres.

For the purposes of this appraisal the acquisition as described in the acquiring agency appraisal of 199 acres as described is assumed accurate. It is assumed that a survey of the acquisition would be completed prior to purchase with an accurate acreage calculation being completed.

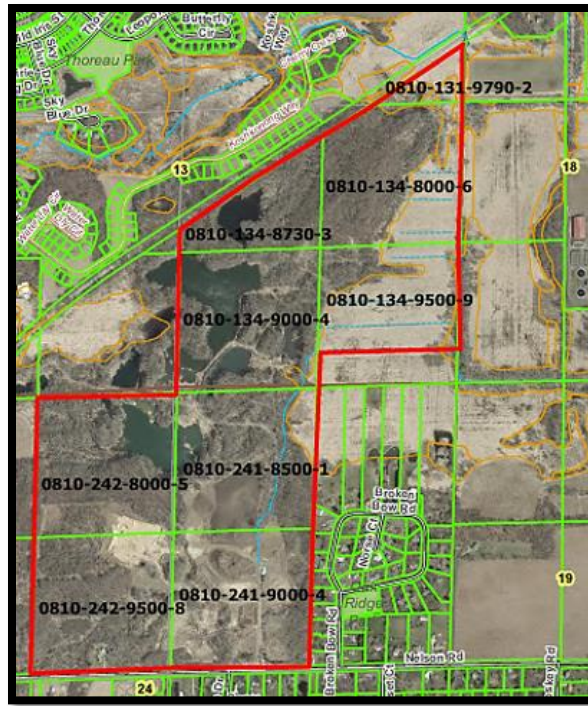
The compensation estimate for the 199-acre acquisition is summarized as follows:

	Value of Proposed Acquisition	Unit Size	Unit Value	Total
Allocation Acquisition		199.000	\$45,000	\$8,955,000

Addenda

APPRAISAL REPORT

On
Madison Crushing & Excavating, Inc.
Real Estate
~295 Acres
Town of Burke & City of Sun Prairie
3262-3328 Nelson Rd
Sun Prairie, WI 53590



Prepared For

Dane County
Land & Water Resources Department
5201 Fen Oak Dr, #208
Madison, WI 53718

Prepared By

James R. Koch
Wisconsin Certified General Appraiser #1138-10

Appraisal Dates:

August 21, 2024 - Date of Appraiser Inspection/As-Is Values
September 6, 2024 - Date of Transmittal/Report Date

SCOTT APPRAISAL, LLC
REAL ESTATE APPRAISERS
5025 OLD MIDDLETON ROAD
MADISON, WI 53705
(608) 274-6844
FAX: (608) 274-6863
E-MAIL: jim@scottappraisalllc.com

September 6, 2024

Ms. Sharene Smith
Real Estate Coordinator
Dane County
Land & Water Resources Department
5201 Fen Oak Dr, #208
Madison, WI 53718

Dear Ms. Smith:

At your request, I have completed an appraisal on real estate owned by Madison Crushing & Excavating, Inc. in the town of Burke and city of Sun Prairie. Relevant addresses for the property considered in this appraisal are 3262 Nelson Rd and 3328 Nelson Rd. The mailing address is Sun Prairie, WI 53590. The market value opinions provided in this appraisal relate to the potential acquisitions that may be negotiated after completion of the appraisal. Value opinions are provided for a total/complete acquisition and for a partial acquisition of 199 acres.

Based on the facts, analysis and conclusions contained in the attached report, it is my opinion that the market value for a complete/total acquisition of the subject property is \$14,750,000. It is my opinion that the market value for a partial acquisition of 199 acres is \$5,340,000. The value opinions are effective August 21, 2024, the date of appraiser inspection of the property. The ownership interest associated with the value opinions is fee simple.

There is an extraordinary assumption that the site sizes described in this report are accurate. It is also an extraordinary assumption that seller Madison Crushing & Excavating, Inc. would provide an access easement in the partial acquisition scenario in this assignment. The extraordinary assumptions are deemed reliable, but the value opinions may be impacted if it is not valid.

This appraisal conforms with the provisions of Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) and Chapter 32 of Wisconsin Statutes, to the best knowledge of the appraiser. There is no divergence in values relative to Yellow Book and Chapter 32 standards in this case.

Sincerely,



James R. Koch
Wisconsin Certified General Appraiser #1138-10

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS.....	i
PURPOSE OF THE APPRAISAL.....	1
LEGAL DESCRIPTIONS.....	2
INTENDED USE, CLIENT & INTENDED USER OF THE APPRAISAL.....	3
OWNER CONTACT.....	3
DEFINITION OF MARKET VALUE.....	3
SCOPE OF WORK.....	4
DESCRIPTION OF THE PROJECT.....	5
TAXES & ASSESSMENTS.....	6
LARGER PARCEL ANALYSIS/SEPARATE ENTITY ANALYSIS.....	6
HISTORY OF TRANSFER.....	7
ZONING/LEGAL INFLUENCES.....	7
METRO AREA DATA.....	13
NEIGHBORHOOD DESCRIPTION.....	27
DESCRIPTION OF THE SITE-COMPLETE ACQUISITION/BEFORE ACQUISITION.....	29
SOILS MAP.....	31
DESCRIPTION OF THE SITE-AFTER POTENTIAL ACQUISITION.....	34
DESCRIPTION OF THE SITE-PARTIAL ACQUISITION AS A SEPARATE ENTITY.....	36
SUBJECT EXHIBITS.....	39
HIGHEST & BEST USE.....	55
VALUATION PROCESS.....	61
SALES COMPARISON APPROACH.....	61
SALES COMPARISON GRIDS.....	87-89
EXPLANATION OF ADJUSTMENTS.....	90

CORRELATION & VALUE CONCLUSIONS.....	96
FINAL VALUE OPINIONS.....	97
SEVERANCE & SPECIAL BENEFITS.....	98
LIMITING CONDITIONS.....	99
CERTIFICATION BY APPRAISER.....	100
APPRAISAL QUALIFICATIONS.....	102

SUMMARY OF SALIENT FACTS

PROPERTY ADDRESSES: 3262-3328 Nelson Rd
Sun Prairie, WI 53590 (Town of Burke & City of Sun Prairie)

OWNER: Madison Crushing & Excavating, Inc.

CLIENT: Dane County

INTENDED USERS: Dane County
City of Sun Prairie
City of Madison
US Fish & Wildlife Service
Wisconsin DNR

REPORT DATE: September 6, 2024, Date of Transmittal

DATE OF VALUES: August 21, 2024, Date of Appraiser Inspection

PROPERTY DESCRIPTION: 295 Total Acres
199 Acre Potential Partial Acquisition
Active Mineral Extraction But Urban Development Potential
Old House Planned for Demolition
Scenic Ponds on 199 Acre Partial Acquisition Area

VALUES (Sales Comparison)

Scenario	Value
Complete Acquisition/Before Partial Acquisition Value	\$14,750,000
After Partial Acquisition Value	\$9,410,000
Difference - Value Indicator for Partial Acquisition	\$5,340,000
Partial Acquisition as a Separate Entity	\$4,975,000

FINAL VALUE OPINIONS

Opinions of Fair Market Value/Compensation Due	Value
Complete Acquisition Scenario - 295 Acres	\$14,750,000
Partial Acquisition - 199 Acres	\$5,340,000

EXTRAORDINARY ASSUMPTIONS: Accurate Site Sizes & Access Easement Granted to Partial Acquisition

HYPOTHETICAL CONDITIONS: None

ZONING: AT-35, CR-5ac

SUMMARY OF SALIENT FACTS

HIGHEST & BEST USE:

- Complete Acquisition/Before Partial Acquisition: High density residential for the south part of the site with speculative low density residential or open space amenity as a benefit to the high density component for the north part of the site. It is further concluded that the house would be demolished to clear land for higher density residential and that the mineral extraction operation is neutral.
- After Partial Acquisition: High density residential.
- Partial Acquisition as a Separate Entity: Speculative low density residential and private open space/recreation.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide market value opinions for the Madison Crushing & Excavating, Inc. real estate located in the town of Burke and city of Sun Prairie, Dane County, WI. Relevant addresses for the property considered in this appraisal are 3262 Nelson Rd and 3328 Nelson Rd. The mailing address is Sun Prairie, WI 53590. The market value opinions provided in this appraisal relate to the potential acquisitions that may be negotiated after completion of the appraisal.

The market value opinions provided in this appraisal are summarized as:

- All Madison Crushing & Excavating, Inc. Ownership North of Nelson Rd
- ~199 Acres North of Active Borrow Pit

The value opinions provided in this appraisal are effective August 21, 2024, the date of appraiser inspection of the property.

This appraisal conforms with the provisions of Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) and Chapter 32 of Wisconsin Statutes. Since the appraisal follows Yellow Book and Chapter 32 standards, the market value opinions herein can also be described as opinions of compensation due for acquisition by a public entity.

The ownership interest appraised is fee simple per Yellow Book and Chapter 32 appraisal standards. This is the ownership interest that would be acquired by a public entity. There are no known leases that are deemed influential to market value. There are occupancy agreements for material processing and storage at 3262 Nelson Rd, but they are short-term agreements for relatively small work areas. These agreements would not survive a sale of the real estate. The fee simple ownership interest is the highest form of ownership rights and it means that the owner has all rights to the property subject to public limitations such as escheat, eminent domain, taxation, police power, etc.

Property Appraised

The real estate is the subject of this valuation. There is no value attributed to going concern, personal property, crops or any intangible items. There are marketable minerals that remain in the active borrow pit, but they are part of the real estate. The minerals are still part of the natural landscape and have not been quarried or processed. The minerals are included in this appraisal for their contributory value for the whole, consistent with the Unit Rule in Yellow Book. Tenant material that has been shipped to the site for processing or storage is excluded from this appraisal since it is tenant property.

Extraordinary Assumptions

There is an extraordinary assumption that the site sizes described in this report are accurate. No surveys were made available and the appraiser is not an expert in surveying. Client estimates have been used in this case, and they are deemed reliable, but the value opinions may be impacted if the site sizes are not accurate.

It is also an extraordinary assumption that seller Madison Crushing and Excavating, Inc. would provide an access easement in the partial acquisition scenario in this assignment. The client authorized this assumption in the engagement materials. It is further assumed that the access easement would initially follow an existing gravel driveway, but it would also be subject to change if public rights-of-way were established. The easement was confirmed with property contacts at the time of appraiser inspection of the property. The extraordinary assumption is deemed reliable, but the value opinions may be impacted if it is not valid.

No other extraordinary assumptions have been identified and no hypothetical conditions have been used in the preparation of this report.

Situations can evolve where value conclusions vary because of procedural differences between Yellow Book and Chapter 32. These value differences are not resulting from any changes in extraordinary assumptions, hypothetical conditions, physical factors or market conditions. They are related to valuation procedures.

LEGAL DESCRIPTIONS (From Access Dane Public Land Records)

Parcel 014/0810-242-9500-8

SEC 24-8-10 SE1/4 NW1/4

Town of Burke, Dane County, WI

Parcel 014/0810-241-9000-4

SEC 24-8-10 SW1/4 NE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-241-8500-1

SEC 24-8-10 NW1/4 NE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-242-8000-5

SEC 24-8-10 NE1/4 NW1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-9000-4

SEC 13-8-10 SW1/4 SE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-8730-3

SEC 13-8-10 PRT NW1/4 SE1/4 LYG S OF RR R/W

Town of Burke, Dane County, WI

Parcel 014/0810-134-9500-9

SEC 13-8-10 N3/4 SE1/4 SE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-8000-6

SEC 13-8-10 PRT NE1/4 SE1/4 LYG S OF RR R/W

Town of Burke, Dane County, WI

Parcel 282/0810-131-9790-2

SEC 13-8-10 PRT SE1/4 NE1/4 LYG S OF RR R/W

City of Sun Prairie, Dane County, WI

CLIENT, INTENDED USE AND INTENDED USER OF THE APPRAISAL

The appraiser was engaged by Dane County who is the client and an intended user of the appraisal. Additional intended users established at the time of engagement include City of Sun Prairie, City of Madison, US Fish & Wildlife Service and Wisconsin DNR. The additional intended users are potential acquisition or funding partners. The intended use is to assist in establishing market values for acquisition and/or funding.

OWNER CONTACT

The owner contacts for this assignment are Bill Ziegler, Blake George and John Brigham. Bill Ziegler is the true owner contact for the real state. Blake George and John Brigham are agents who have the subject property listed for sale. The contacts provided a property tour and provided background information on the property. Blake George additionally met with the appraiser on September 5, 2024 to provide information on potential comparable sales. None of the appraiser's value opinions were discussed with the owner contacts.

DEFINITION OF FAIR MARKET VALUE

Market value is defined as, "the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, given due consideration to all available economic uses of the property at the time of the appraisal."

Source: Uniform Standards for Federal Land Acquisitions, Published by the Appraisal Institution in cooperation with the U.S. Department of Justice, Washington D.C., 2000

SCOPE OF WORK

The scope of work for this appraisal includes collection of data from a variety of sources, including:

- Inspection of the subject land and the exterior of the buildings. The interiors of the buildings were not inspected because the improvements are not contributing to market value, and they are not in a safe position for inspection. Demolition is already advanced on the barn and demolition of the other structures is imminent.
- The appropriate zoning manuals/ordinances;
- The South-Central Wisconsin MLS Corporation;
- Sun Prairie, Madison, Dane County and U.S. Census Bureau publications and information regarding population trends, building permits, etc.;
- The appraiser's own files. No prior services have been completed with regard to the subject property within the three years preceding the agreement to perform the current assignment.
- Discussions with Realtors, property owners, Dane County Department of Planning and Zoning and/or other government officials, and/or other appraisers;
- Inspection of transfers at the Dane County Register of Deeds and/or WI Dept. of Revenue;
- General information from the client; and
- General information from the owner contacts as documented above.

An attempt has been made to confirm each sale, listing, and rent comparable; however, some market participants decline to provide information. When this happens, recorded information is used, but some recordings do not reflect all aspects of property transfers. The sale sheets detail the verification process.

It is standard appraisal practice to consider three approaches to value. They are the cost, sales comparison and income approaches. The cost and income approaches are not applicable to this assignment. The cost approach is not applicable because the improvements present are not contributing to market value and demolition is imminent. Any cost of construction is offset by functional/physical depreciation. The income approach is not applicable because the income potential is incidental to the value. There are miscellaneous potential income sources for this property, but that income potential would not be adequate to provide a typical real-estate return. Storage/processing rents or crop rental rents do not produce enough income for a real estate based return. There is also income potential for mineral extraction activities, but that requires machinery/expertise and as such that income would be associated with a business value as opposed to a real estate value. The real estate is valued at its highest and best use and miscellaneous income sources are considered for their contributions to the whole which is consistent with the Unit Rule. At the end of the day, the subject is a property with urban development potential and the income potential of relevance is in creating buildable lots for construction or sale. However, since the subject is not planned to the extent that specific retail values can be projected, the income approach is not relevant.

The sales comparison approach is the applicable approach and it is presented in valuation. The sales comparison approach is emphasized for reliability in Yellow Book and Chapter 32 compliant appraisals.

The directive to disregard impacts of the project in certain situations, and the elimination of a specific exposure time, are considered jurisdictional exceptions related to the supplemental standards imposed by Yellow Book and/or Chapter 32. USPAP requires an appraiser to consider all factors that influence value and also to use a specific reasonable exposure time, but those items are supplanted by the public acquisition standards.

The appraiser declares competency for this assignment in both property type and geographic location. The appraiser has been completing appraisals on this type of property for more than 26 years. Dane County is the appraiser's primary area of coverage. The appraiser has completed a Yellow Book training course along with other relevant eminent domain courses.

The use of the term "inspection" means a casual surface inspection of the property with the focus on gathering information about the characteristics of the property that are relevant to its value. It is not the same type of inspection that a licensed property inspector would complete.

The scope is considered sufficient to provide a reliable value opinion for the subject property. However, because of the complex nature of the investigative process, there may be other sales or rent comparables which may be more recent or more similar but which were not discovered, and which were, therefore, not included in the report. No data which was discovered and which was thought to be highly relevant to the value conclusion was omitted from this report. My opinion is that the scope of the report is sufficient for the intended use of this report. Please refer to the Certification, Assumptions and Limiting Conditions.

DESCRIPTION OF THE PROJECT

The Project is acquisition of some or all of the subject property for open space preservation and public recreation.

Impacts from the Project need to be disregarded in complete/before acquisition valuation scenarios under Yellow Book and Chapter 32 appraisal standards. However, it is concluded that the Project has not impacted the general market since it is limited to the subject property and it is not producing any substantial notoriety or infrastructure changes. The acquisition would proceed through open negotiations and there is not a threat of condemnation that could be influential to the general market.

There was a prior transaction between Madison Crushing & Excavating, Inc and the City of Sun Prairie in this location, but that public acquisition was associated with the expansion of the wastewater treatment facility for Sun Prairie. This is a separate public Project that is not related to the open space preservation Project.

Upon discussion with the owner contacts, it was revealed that there has been some talk of a potential public acquisition of the subject property for an extended period of time. This information has been considered in conjunction with the more recent creation of the Reiner Neighborhood Development Plan which guides future land uses in the subject neighborhood. The Reiner Neighborhood Development Plan was executed in June 2023. The main point of concern is that the open space designations for the subject were influenced by the potential for public acquisition. However, upon further analysis and discussions with the client, it was determined that the Reiner Neighborhood Development Plan was not influenced by the Project. While there had been prior contacts between the owner of the subject real estate and public officials, the client noted that serious interest did not commence until fall 2023 which is after the Reiner Neighborhood Development Plan was executed. The open space designations are also consistent with a community separation agreement between Sun Prairie and Madison from 2006 which means that open space planning has been active there for a much longer time frame than this Project. Even without the Reiner Neighborhood Development Plan, there is a pre-existing agreement with a similar land use designation. The conclusion is that Reiner Neighborhood Development Plan is an allowable consideration in this report relative to Project influence standards.

If there are special or unique benefits that accrue to any remainders from an acquisition, those benefits are an appropriate deduction from the amount of compensation that is due to the property owners. In this case, special benefits are not applicable since any open space acquisitions would benefit the public at large. If a developer of the remainder were not the owner of open space land to dedicate to the public, there would be a requirement to pay fees in lieu which is similar to any other developer.

ASSESSMENTS AND TAXES

Parcel #	Address	2024 Land Assessment	2024 Improvement Assessment	2024 Total Assessment	2023 Assessment Total	2023 Net Tax	2023 Special Assessment	Assessment Acres
014/0810-242-9500-8	3328 Nelson Rd	\$203,200	\$158,300	\$361,500	\$361,500	\$5,393.73	\$227.36	30.30
014/0810-241-9000-4	3262 Nelson Rd	\$24,400	\$0	\$24,400	\$24,400	\$370.06	\$0.00	40.70
014/0810-241-8500-1	NA	\$117,100	\$0	\$117,100	\$117,100	\$1,775.93	\$0.00	41.10
014/0810-242-8000-5	NA	\$162,700	\$0	\$162,700	\$162,700	\$2,467.48	\$0.00	33.20
014/0810-134-9000-4	NA	\$24,400	\$0	\$24,400	\$24,400	\$370.06	\$0.00	40.60
014/0810-134-8730-3	NA	\$153,900	\$0	\$153,900	\$153,900	\$2,334.02	\$0.00	19.90
014/0810-134-9500-9	NA	\$104,700	\$0	\$104,700	\$104,700	\$1,587.86	\$0.00	30.30
014/0810-134-8000-6	NA	\$239,100	\$0	\$239,100	\$239,100	\$3,626.16	\$0.00	38.70
282/0810-131-9790-2	NA	\$20,700	\$0	\$20,700	\$20,700	\$367.86	\$0.00	5.523
Totals	NA	\$1,050,200	\$158,300	\$1,208,500	\$1,208,500	\$18,293.16	\$227.36	280.323

Notes: Access Dane does show a primary address of 5185 Reiner Rd for a couple of parcels, but that is the billing address. It is a data entry error so that address is not included in the chart above. There are several assessment categories, but undeveloped land and productive forest lands are common. There is no substantial owner benefit to agricultural value in use assessments, but the assessments are still well below the value opinions in this appraisal. This is not surprising since the stated assessment year for the town of Burke is 2022 and the assessment year for the Sun Prairie parcel is 2008. Assessment challenges are not recommended. The improvement assessment is for the old house and barn along Nelson Rd, but those buildings are not considered contributing. The special assessment is for private septic maintenance and trash pick-up. They are common, but they would not be applicable to the parcel without the residential buildings. No delinquent charges are known.

It is apparent that there are errors in the assessment sizes. A couple of the parcels are quarter-quarters which should be ~40 acres each, but the assessment sizes are substantially smaller. This appraisal uses client provided size estimates which are deemed reliable and assumed to be accurate.

LARGER PARCEL ANALYSIS/SEPARATE ENTITY ANALYSIS

The larger parcel is determined by analyzing unity of ownership and unity of highest and best use. There is unity of ownership for the parcels described above since they are all owned by Madison Crushing & Excavating, Inc. These are also all the parcels owned by this entity in this immediate area.

There is also unity of highest and best use in this case so there is one larger parcel. The highest and best use is urban development and it is the entire assemblage that maximizes the urban development opportunities. The water features can enhance residential appeal and open spaces can be planned to complement residential clusters, satisfy parkland dedications, etc. The whole assemblage has the potential to be comprehensively planned to maximize the development opportunity and there is therefore a highest and best use distinction that ties them all together.

Since there is one larger parcel and there is a partial acquisition scenario, a before and after analysis is explored in the report.

Chapter 32 of Wisconsin Statutes also require a separate entity test to establish compensation due for public acquisition. If a viable separate entity has a higher value than shown by a before and after value calculation, the owner is due the higher separate entity value. In this case, the partial acquisition is also a viable separate entity since the seller will grant an access easement. The acquisition is marketable without the other land in the larger parcel. It may not be advantageous due to the previous highest and best use summary, but the potential separate entity value is explored in this report.

Further division for separate entity valuation is not considered applicable. It is already established that the whole assemblage provides maximum flexibility for planning so divisions are not expected in a preplanned status. It is the potential acquisition that creates a need to test that value, but otherwise the highest and best use is to maintain the assemblage.

Madison Crushing & Excavating, Inc. owns other properties in the area, but none of them are tied to the subject parcels by highest and best use. The other parcels owned by Madison Crushing and Excavating, Inc. at 5185 Reiner Rd are independently productive and they are more than one mile from the subject.

HISTORY OF TRANSFER

The current owner of public record for the property considered in this appraisal is Madison Crushing & Excavating, Inc. No transfers have been uncovered within three years (USPAP reporting requirement) or 10 years (Yellow Book reporting requirement). Yellow Book requires disclosure of the last transaction regardless of time if there are no transfers within 10 years. The last transaction uncovered is the acquisition deed by Madison Crushing & Excavation, Inc. This is from March 17, 1989 and the sale price implied by transfer fee is \$205,000. The sellers are Jay West and Ernest A. West as co-trustees and the recording is Volume 12605, Page 55. This prior sale is obviously not relevant to this appraisal due to the amount of time that has elapsed since 1989.

The subject is currently listed for sale. There are two brokers with the listing – Blake George with Lee & Associates, and John Brigham at Capital Management Group, LLC. The price for the listed land size of 297 acres is \$14,899,896 which is \$50,168/acre. The property has an extended time on the market since approximately 1/1/2021. This would tend to suggest that the list pricing is high since there has been a reasonable time on the market. However, development clarity only surfaced in 2023 with the Reiner Neighborhood Development Plan. The brokers report that there has been more interest in the property recently since there is the potential for apartment density along Nelson Rd, but formal offers are not being accepted at this stage because of the active negotiations with Dane County. This reinforces the conclusions in the larger parcel analysis above since the sellers do not necessarily want to divide the property at this point, but it also shows there is current interest in the property.

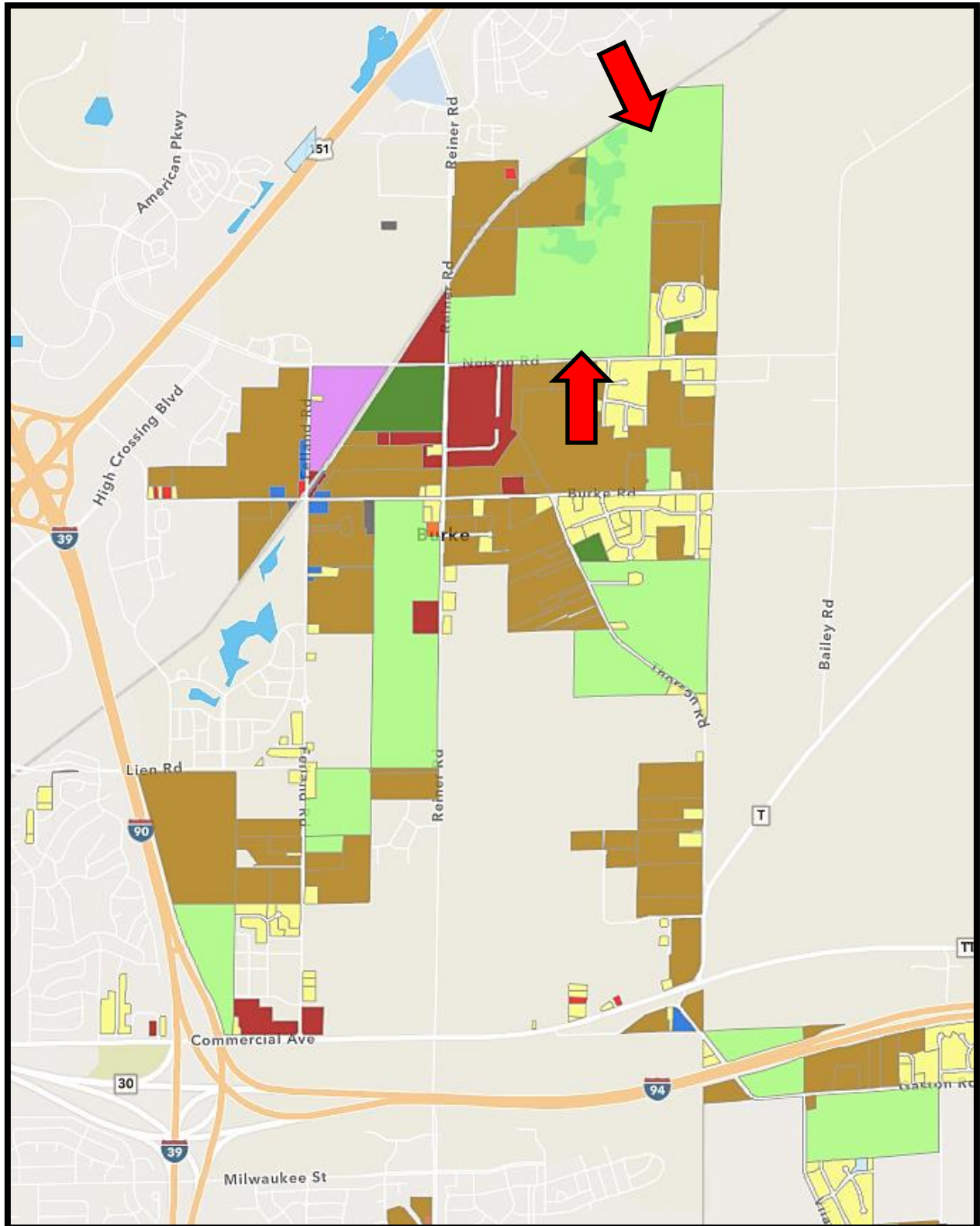
There are no known purchase contracts at this point in time. Specific negotiations for a public acquisition would commence after the appraisal is completed.

ZONING/LEGAL INFLUENCES

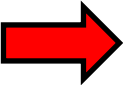
Zoning

The relevant zoning for the town of Burke parcels included in this appraisal is AT-35.

Zoning Map



Map Legend



	Farmland Preservation
	Agricultural Transition
	Agricultural/Farmland Preservation Business
	Local Business
	Limited Commercial
	Commercial
	Heavy Commercial
	Hamlet
	Natural Resource Conservancy
	Industrial
	Planned Unit Development and EXP-1
	Residential
	Rural Residential and Rural Mixed Use
	Recreational
	Special Use
	ETZ Extra-Territorial Zoning

AT-35 (Agriculture Transition) Zoning District

Zoning district for transitioning agricultural land near urban developing areas.

CH. 10-Zoning, [Section 10.231](#)

Permitted Uses 10.231(2)

- Agricultural uses
- Agricultural accessory uses (except those listed as conditional uses below)
- Agricultural entertainment less than 10 days per year
- Farm-related exhibitions, sales or events less than 11 days per year
- Large animal boarding
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) in existing building
- Sales of agricultural products produced on the premises
- Residences existing as of Feb. 20, 2010 (see below)
- Undeveloped natural resource and open space uses
- Utility services associated with a permitted use
- Transportation, utility, communication or other use required by law

Conditional Uses 10.231(3)

- Agricultural accessory uses:
 - Agricultural entertainment, over 10 days/year
 - Airports, landing strips, heliports for owner of farm
 - Attached accessory dwelling units associated with a farm residence
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Limited Farm Business, subject to 10.103(13)
- Sale of agricultural and dairy products not produced on the premise and incidental sale of non-alcoholic beverages and snacks
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction
- Limited asphalt or concrete plants
- Renewable energy electricity generators

Setbacks and Height requirements for Structures 10.231(5) & 10.231(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirement

Permitted residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum

Rear yard: 50 feet minimum

Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

Lot Width & Area 10.231(4)

Minimum: 35 acres

Minimum lot width: None

Maximum: None

Maximum Lot Coverage 10.231(7)

Buildings and structures: None.

Accessory Buildings Requirements 10.231(8)

- Except for secondary farm residences authorized by conditional use permit, no more than one principal building is permitted per lot.
- Accessory buildings may be constructed on property without a principal residence only if it is clearly related to a legitimate farm operation or agricultural accessory use.

AT-35 (Agriculture Transition) Zoning District

Zoning district for transitioning agricultural land near urban developing areas.

CH. 10-Zoning, [Section 10.231](#)

- Sanitary fixtures are permitted in agricultural accessory buildings
- No living spaces are allowed in accessory buildings.
- Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning Guide for Accessory Buildings Handout.

Existing Residences in AT-35 10.231(2)1.

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided all of the following criteria are met:
 1. The use remains residential.
 2. The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
 3. For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee.
- Residential accessory buildings, home occupations, foster care for less than 5 children, community living arrangements for less than 9 people, and incidental room rental are permitted when associated with:
 - An existing residence as permitted above
 - A farm residence approved by conditional use permit
- Existing residences or secondary residences located on a farm, but which are no longer utilized in the operation of the farm may be rented.

Limited Farm Businesses 10.004(85) & 10.103(13)

Limited farm businesses are an agricultural accessory use and must meet the following criteria:

- ✓ Consists of a business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm
- ✓ Requires no buildings, structures, or improvements other than existing agricultural buildings or a farm residence
- ✓ Employs no more than 4 full-time equivalent employees annually, who are not members of the family residing on the farm
- ✓ Does not impair or limit the current or future agricultural use of the farm or other protected farmland

In addition, a **limited farm business** as a conditional use in the AT-35 district is further restricted:

- The uses are limited to those listed as permitted uses in the LC or GC zoning districts, provided the use does not conflict with the overall purposes of the AT-35 district
- The area dedicated to the limited farm business use must not exceed 10,000 square feet in indoor floor area
- The use must be contained entirely within building(s) in existence prior to April 30, 2005
- The landowner must maintain, restore, or enhance the existing exterior character of the building(s)
- No more than 4 non-family employees may be employed.

AT-35 promotes agricultural uses, but it is also oriented to transitional areas where more intense development may be suitable in the future. As such, it is also a holding category to allow for future planning activities and potential rezoning at the time site-specific planning was completed. The assemblage/zoning area is more than 35 acres. There is currently one house on the property that is permitted since it was built before 2010. However, that house is not significant to this discussion since demolition is planned for the near-term future. There is an active borrow pit for mineral extraction. Non-metallic mineral extraction is a conditional use in AT-35, and Access Dane does not specify a conditional use permit. The use is documented as a legal, nonconforming or grandfathered use since it pre-existed the current zoning regulations and it has been in operation since at least the 1980's. The notice is recorded as Doc. 5586023. The use is allowed to continue so long as there is no interruption in use of a year or more, and the owner complies with documenting requirements, reclamation plan, etc.

The city of Sun Prairie parcel is zoned CR-5ac. This is Countryside Residential. It is a residential zoning for lower density. Conventional residential development and loose cluster residential developments are permitted. The minimum site size is five acres. This is a vacant parcel with adequate size. It conforms with zoning.

The Dane County zoning that has been accepted by the town of Burke is the applicable ordinance controlling the property right now, but there is more influence from Madison since there is a cooperative agreement for eventual annexation into Madison. The agreement states that the town of Burke portion of the subject property can be annexed into Madison without dispute upon owner petition and city acceptance. There are protected areas designated in the cooperative plan, but the subject is not within one of those areas. The agreement also states that the town of Burke will dissolve 30 years after the agreement (2036) at which time there will be certain annexation to Madison, if early annexation is not already completed. At the time of annexation, Madison would implement zoning and exert influence over land use approvals. It is further agreed that development in the town shall be subject to approval by the respective city or village to which it will eventually be attached. This limits development opportunities within the town of Burke that may conflict with Madison development plans. Development is defined as a division of land, construction of more than one principal structure on a parcel of land, or rezoning a parcel from residential or agriculture to a non-residential classification. The cooperative plan does establish a community separation area between Sun Prairie and Madison which covers most of the subject property that is now proposed for acquisition in the partial acquisition scenario. Dane County Senior Planner Majid Allan reinforced the conclusion that the cooperative plan is the controlling influence in this case. Per Mr. Allan "the only development that's allowed under the cooperative plan with the other munis is a division of an existing residential parcel over 5 acres to create one additional building site." There is an option to create one additional homesite since 3328 Nelson Rd does still have a house and the parcel is more than five acres. However, that option is very low density.

The Reiner Neighborhood Development Plan has been developed by the city of Madison to guide future land uses in the subject neighborhood. It was formally executed on June 20, 2023. The land use designation for the subject is mixed residential along Nelson Rd and parks/open space to the north. Part of the open space is further designated as a regional natural and recreation area. There is higher density planned along Nelson Rd (40-70 units/acre) and along a potential future street alignment with Thorson Rd. Densities diminish outside of these areas all the way down to 6-12 units/acre where the subject land abuts with the Oak Ridge Park subdivision. Note that it was concluded in the previous Description of Project section of the report that the Reiner Neighborhood Development Plan is not part of the Project and it is an allowable consideration in this report.

The subject is partly located in Drainage District #9. Wisconsin Administrative Code requires all landowners to notify the Board of any action that will alter the flow of water into or from a district drain, increase the amount of soil erosion, or affect the drainage district. There are ~170 acres of the subject property in the drainage district and they are subject to added scrutiny at development relative to drainage.

The Sun Prairie parcel is designated as "Rural Lands" in the Sun Prairie Comprehensive Plan, and there is a natural resource protection overlay. RL are recommended for continued agricultural and open space uses. Urban development is not anticipated before 2040. Even if urban development eventually reaches these areas, some of the land in the RL area may be appropriate for consideration as permanent agricultural-related uses.

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 12% or more based on USDA-NRCS Soils data.

METRO AREA DATA

The pertinent area to the subject is the city of Madison, Wisconsin together with the perimeter lands in surrounding townships, villages and cities. As Wisconsin's state Capitol, second largest city and the county seat, Madison is large enough to serve as a starting point from which to view the market conditions influencing the subject property. Needs of the area's population are largely provided by goods, services and employment found in Madison. Few residents commute outside the city for employment or services, but many residents from neighboring areas commute into Madison for employment and services.

Distance to: Chicago - 142 miles, Dubuque - 95 miles, Milwaukee - 77 miles, Minneapolis - 256 miles

Elevation: 845.6 feet above mean sea level

Topography: Rolling lands surrounding three lakes within the city which highlight the area and provide recreation. There are 35 county lakes, 25 with public access points.

Area of County: 1,229 square miles

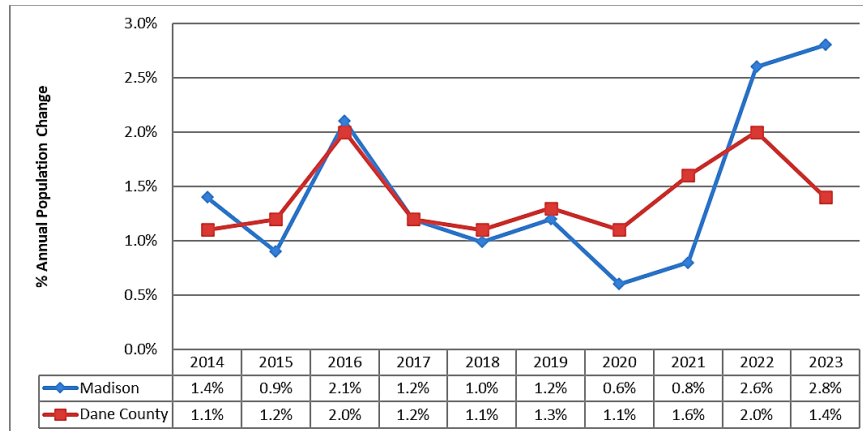
Dane County Parks reports on its website that it hosts nearly 4,000,000 visitors annually and that it manages over 17,000 acres of land. There are 25 recreation parks (including eight dog parks), 20 wildlife areas, 16 natural resource areas, four historical/cultural sites, two county forests, over 100 miles of trails, over 3,000 acres of conservation and streambank easements, and five campgrounds. The county also manages the Lussier Family Heritage Center.

The Trust for Public Land reports in its ParkScore 2023 compilation that 14% of Madison's area is dedicated to parkland. Madison ranks 13th in ParkScore out of the 100 largest metropolitan areas in the U.S. which considers a variety of inputs to include acreage, median park size, walking distance to a park, facilities and accessibility. This current rank is equal to its ranking for 2022.

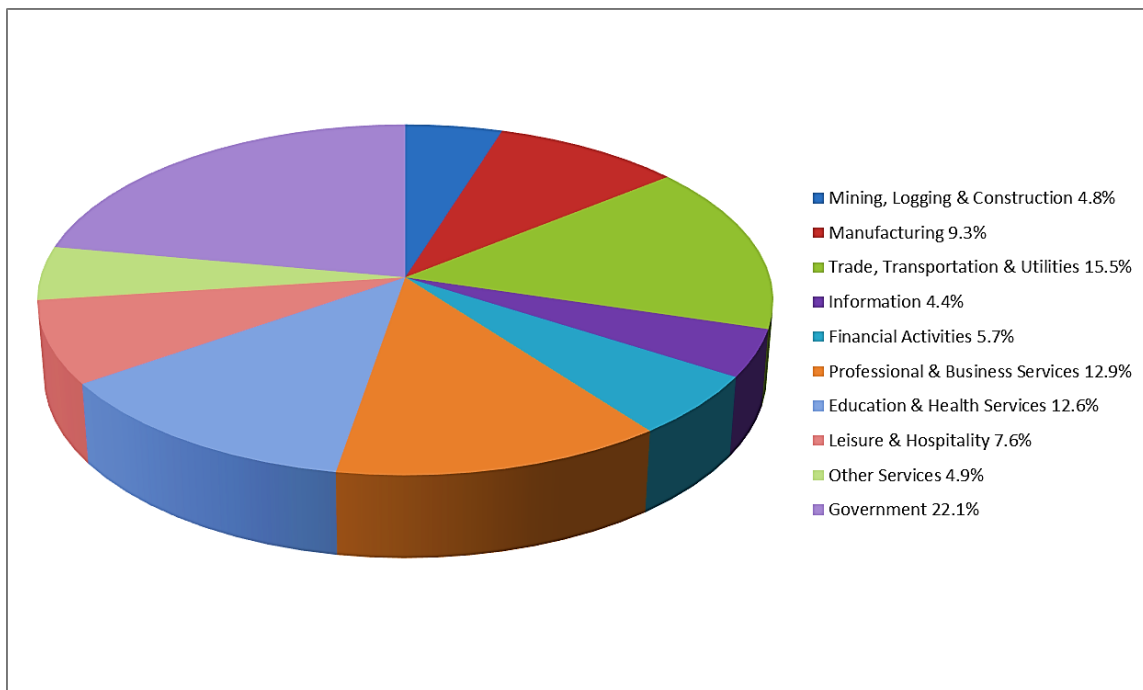
Economy

Population growth for both Madison and Dane County have been steady. Growth in the city of Madison escalated in 2022, and it has outperformed the relative growth for Dane County as a whole over the last two years. The 2020 census data revealed that Dane County accounted for about 1/3 of the population growth in Wisconsin over the decade from 2010-2020. Dane County has several of the fastest growing communities in the state to include Verona, Fitchburg, Sun Prairie, Cottage Grove, DeForest and Waunakee.

The following graph shows relative growth rates over the last 10 years for Madison and Dane County from Wisconsin Department of Administration.

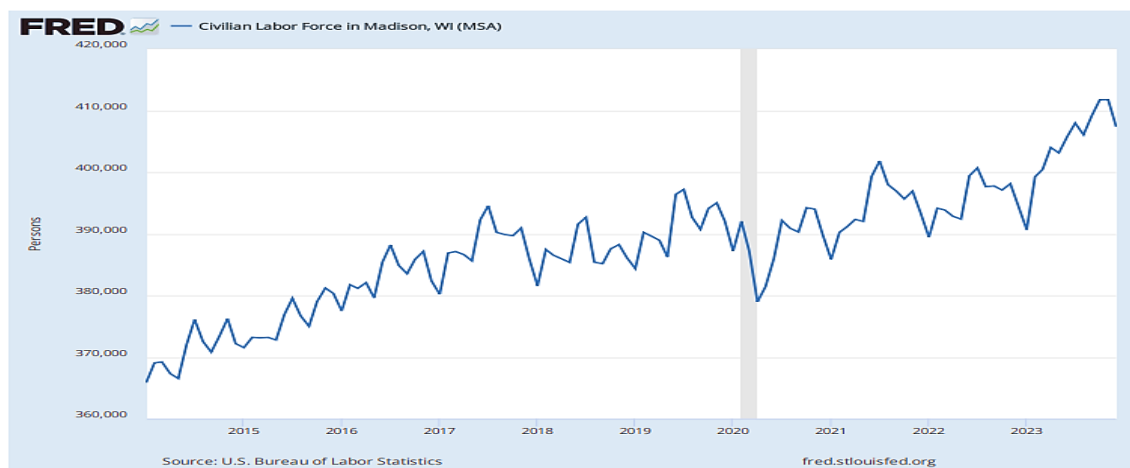


The following chart shows that employment in the Madison MSA is diverse, but weighted to government. The source is the U.S. Department of Labor, Bureau of Labor Statistics, from December 2023.

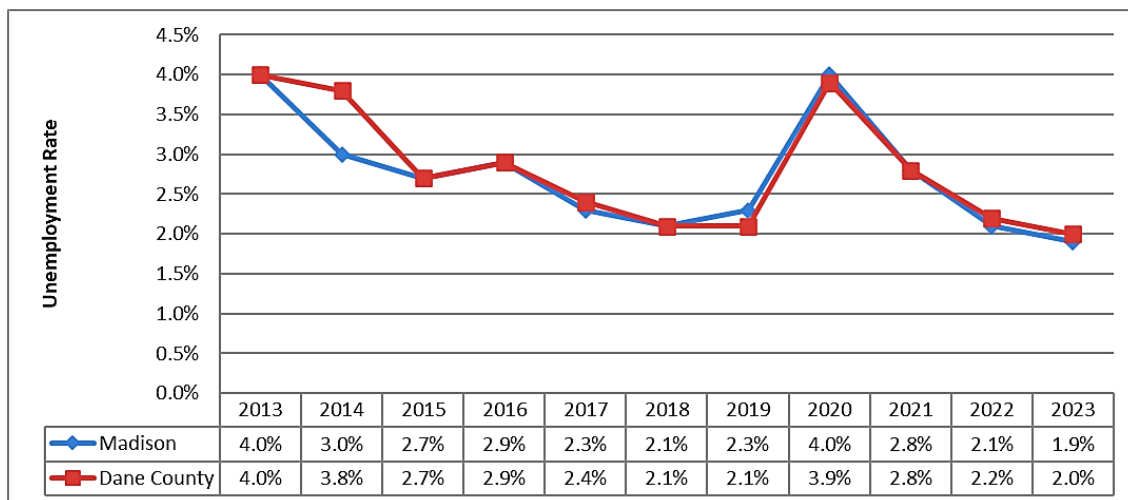


The December 2023 data shows that the economy has grown steadily over a 20+ year time horizon. There were major employment declines in 2020 amid the height of the Covid-19 pandemic, but there has been a complete recovery. The labor force fluctuates over time, but it does tend to decline in the first quarter of

each year and then rebound after that. This is the trending for the end of 2023, but the labor force as of the end of 2023 is +3.3% from end of 2022 indicating a steady growth path overall. Interest rates remain high, but they have now stabilized after steady increases from February 2022 through August 2023. Most industries have had relatively stable to growing employment trends over the last 12 months. The most significant decline was information at -3.1% over 12 months. The biggest gain was in government at +4% over 12 months. Government employment fluctuates, but the Madison area is always going to have substantial government employment since state, county and local governments are all centered here. Construction has grown by 2% over the last 12 months which indicates this industry is still active despite higher interest rates.



The following chart shows unemployment trends over the last 10 years, per Wisconsin's DWD.



In 2015-2016, annual unemployment rates dipped down below pre-2008 recession levels indicating a nearly full or full recovery, particularly when the downward trend continued through 2018. There was a modest increase in unemployment in the Madison MSA for 2019, but that rate was still historically low. There was an unemployment spike in 2020 which is related to Covid-19, but there have been steady declines since which shows that there continues to be very high demand for workers. Local unemployment rates remain below the overall unemployment rate for Wisconsin which was 2.7% as of December 2023.

Economic conditions are still uncertain since inflation remains stubborn. Forbes reports in its 2024 economic outlook that an economic slowdown is likely in 2024, but that a recession is not expected. Other experts have projected a mild national recession. Madison and Dane County do have insulating qualities with employment in wide ranging industries including construction, technology, financial activities, professional services and government. This market area has long been an economic engine for the state of Wisconsin.

Madison and Dane County consistently rank highly in quality-of-life surveys and polls, and are reflective of the motivating factors behind population and job growth. This includes anything from being among the top places to live, most educated cities, happiest & healthiest, family friendly, bike friendly, top growing, etc. The city tracks these awards from various publications, and the full list of accolades can be viewed [here](#), but below is a short list of some of the more recent achievements.

- Platinum Level Bicycle Friendly Community, League of American Bicyclists, February 2024
- #6 2023 Fittest Cities in America, American Fitness Index, July 2023
- #11 in Best Places to Live in the US in 2023-2023, US News & World Report, May 2023
- #1 Best Place to Live in US in 2022, Livability, October 2021
- 2021 Digital Cities Survey Winner, November 2021
- What Works Cities Silver Certified, July 2021
- 3rd Best Places to Live, Livability Top 100, October, 2020
- Top 30 – Best Small Cities, National Geographic, January 2018
- #7 Best Place to Live, Livability.com, January 2018
- 10th Best City for 20-Somethings, August 2016
- 4th Ranked City for U.S. Growth, U-Haul, February 2016
- #7 Best Metro Area for STEM Professionals, January 2016
-

Even though headquartered in Verona, Dane County as a whole is influenced by the strong growth at Epic Systems. The privately held electronic medical records software company attracts residents creating demand for housing, goods and services. As such, the company is a relevant economic reference for this discussion. According to a report from Becker's Health IT, Epic's workforce grew by 18% in two years and it had about 13,000 employees as of July 2023. Internet resources suggest annual sales were a record \$4.6 Billion in 2022. Employment is up from just over 6,000 in 2013 and several office buildings are under construction on its 600+ acre campus. Construction has been near steady since the company moved to Verona from West Madison in 2005.

Growth and Development - Residential

Following is a 10-year summary of residential building permit trending at the County & City levels.

Table of Housing Construction - Building Permits Issued: 2015 - Present - *City of Madison*

City of Madison	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-Feb
Single Family	272	340	374	334	426	406	327	314	332	31
Multi-Family (# Units)	1,499	2,041	1,868	1,109	1,232	1,779	3,299	2,046	2,288	1,127
Total Units/Permits	1,771	2,381	2,242	1,443	1,658	2,185	3,626	2,360	2,620	1,158
% Change	5%	34%	(6)%	(36)%	15%	32%	66%	(35)%	11%	NA

Table of Housing Construction - Building Permits Issued: 2015 - Present - *Dane County*

Dane County	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-Feb
Single Family	1,098	1,301	1,385	1,326	1,283	1,325	1,480	1,282	1,272	209
Multi-Family (# Units)	2,021	3,210	3,009	2,012	2,126	2,849	5,385	3,800	3,751	1,321
Total Units/Permits	3,119	4,511	4,394	3,338	3,409	4,174	6,865	5,082	5,023	1,530
% Change	(3)%	(15)%	45%	(3)%	(24)%	2%	22%	64%	(1)%	NA

Data above was supplied by the U.S. Census Bureau. Per the preceding tables, permitting activity has clearly been very robust over the past several years. They ebbed and flowed from one year to the next between 2013-2019, but then really accelerated from 2020-2022. A lot of this is due to unmet demand and/or supply chain disruptions during the pandemic, and also aided by historic cuts in mortgage interest rates during that time. Rates increased significantly beginning around April 2022, and between that and pandemic impacts evening out, the permitting activity, not surprisingly, contracted after. Nevertheless, the local housing market has been favoring sellers for several years already, as it has been mired by a shortage of improved inventory since ~2012+/- . It is due to persistent undersupply that median values continue to increase, in spite of the inflationary and higher interest environment, and properly-priced properties, generally speaking, continue to sell at, near or above full list. These factors have also combined to cause a number of would-be sellers from putting properties on the market in the first place. This is supported by Realtor sentiments casually observed, local news reports, and is also born out in the sales statistics at the end of this section, showing 2023 single family transactions down by 19% compared to the year prior, and this after 2022 transactions fell by 16% relative to 2021. Furthermore, a July 2023 study by Black Knight analytics, found that Madison had the most aggressive home price appreciation from April to May 2023 at 1.65%, or roughly double the national average. A link to the article can be found [here](#), but may be subject to a pay wall. Going forward, the single family market is expected to continue increasing moderately because of so much pressure on the demand side, though could easily accelerate rapidly again, should rates come back down even modestly, combined with the slowdown in permitting activity.

For the most part, multi-family permits have mirrored fluctuations in the single family market. Vacancy rates remain below the 5% benchmark for a market in equilibrium, and sit at 3.6% now, essentially unchanged over the past year. Per CoStar Analytics, Madison currently comes in at the 3rd lowest multi-family vacancy rate in the entire country, behind only New York City and Providence, RI. This robust demand is a function of the greater Madison area having one of the strongest population growth rates in the Midwest and beyond, and with construction starts decelerating over the recent macroeconomic conditions summarized above, has resulted in Madison outperforming national rent growth indices, exhibiting +3.3% growth over the past year, vs. just .7% for the national average. These trends are not expected to reverse themselves in the immediate future, given the contractions in permitting since the rate environment changed in 2022, although the volume of permits already pulled in 2024 suggests a banner year may be in store, financing conditions notwithstanding. Either way, landlords have enjoyed a great deal of leverage in setting rents for several years now, which in turn has made affordable housing a hot button topic, and a front burner issue in political circles.

It should also be noted that due to rising construction costs and escalating land values, particularly in the central and downtown areas where new units can only be accomplished by redevelopment, affordable or workforce housing has become a major focal point. Several of the new multi-family units permitted over the past few years are in developments with blocks of units that are subject to income restrictions, and are interspersed throughout the metro area. These projects typically rely on TIF, or LIHTC or WHEDA tax credits, to achieve financial feasibility.

Following are some key indicators relative to the multi-family segment of the market, per CoStar Analytics. The area covered is the Madison Metropolitan Statistical Area, which includes all of Dane, Iowa, Columbia and Green Counties, though also noted that the statistics still more/less hold when drilled down to smaller submarkets within just Dane County.

KEY INDICATORS							
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	21,660	4.8%	\$1,794	\$1,784	3	0	1,131
3 Star	35,703	3.1%	\$1,487	\$1,480	1	0	1,273
1 & 2 Star	15,271	2.7%	\$1,157	\$1,152	(1)	0	57
Market	72,634	3.6%	\$1,529	\$1,521	3	0	2,461
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.2%	5.5%	3.0%	8.2%	2003 Q1	2.6%	2022 Q2
Absorption Units	3,253	1,525	1,701	3,739	2021 Q4	214	2009 Q4
Delivered Units	3,509	1,517	1,656	4,293	2023 Q4	166	2009 Q4
Demolished Units	14	15	21	150	2013 Q3	0	2023 Q2
Asking Rent Growth (YOY)	3.3%	1.7%	3.1%	7.5%	2022 Q4	-2.2%	2009 Q4
Effective Rent Growth (YOY)	3.1%	1.8%	3.1%	7.7%	2022 Q4	-2.0%	2009 Q4
Sales Volume	\$101M	\$102.7M	N/A	\$432.6M	2022 Q4	\$8.3M	2004 Q4

Over the past couple of years, sales velocity has been driven, at least in part, by an influx in out of state demand, including larger, institutional grade properties. Madison and Dane County have traditionally been more of a build and hold market among local developers, but the combo of escalating rents, pricing and out-of-state demand has resulted in new/newer developments changing hands more frequently. In the wake of a 4 property, \$178MM portfolio sale that closed in December 2022, the brokerage firm involved reported the portfolio offering attracted more than 30 written offers, and volunteered the following statement: “The aggressive bidding process exemplifies the continued vigorous demand for solid multifamily opportunities, even in the most volatile interest rate environment in decades.” At the same time, while investors have been closing on larger, institutional grade assets more frequently, in November 2022 CoStar Group also ranked Madison as the #4 US Market to buy a multifamily property for under \$20MM. That said, trading volume plummeted all the way down to just \$107MM in 2023 versus \$419MM in 2022, ultimately created by a standoff between pricing expectations by sellers, and financing constraints on buyers, resulting in fewer properties being offered to the market. Current macroeconomic forces have caused all trading activity to slow, but the recent historical context carries relevance.

Also worth noting is that a substantial number of the apartment units absorbed over the past year have been either new or high quality units, categorized as 4 & 5 star properties in the table. In fact, according to CoStar, Madison’s 4 & 5 star vacancy rate has been the lowest among peer and major markets throughout the Midwest since 2016.

Given the general strength of the local housing market as described, it’s safe to say most properly priced properties move through the listing-to-sale process in a timely manner. The following numbers are from South Central Wisconsin MLS statistics for Dane County. There are also several properties, particularly residential income properties, which are sold without listing on the local MLS, commonly by word of mouth, but also by unsolicited offers, as well as higher value properties sold via private brokerage

networks. FSBO Madison, Zillow, Craigslist and Facebook Marketplace have also grown in prominence over the years. DOM noted is the median DOM for the respective year, and median sale prices were favored over average sales prices, since high value properties tend to skew or distort the data. Either way, the robust value growth being observed is undeniable, as is the undersupply of improved inventory. Thought not widespread per se, it should also be noted that homes on the more modest end of the pricing spectrum, but also in certain new construction situations, are being purchased as rentals, which has only placed additional upward pressure on home values, while also offering some relief on the multi-family demand side.

Residential Statistics - Dane County

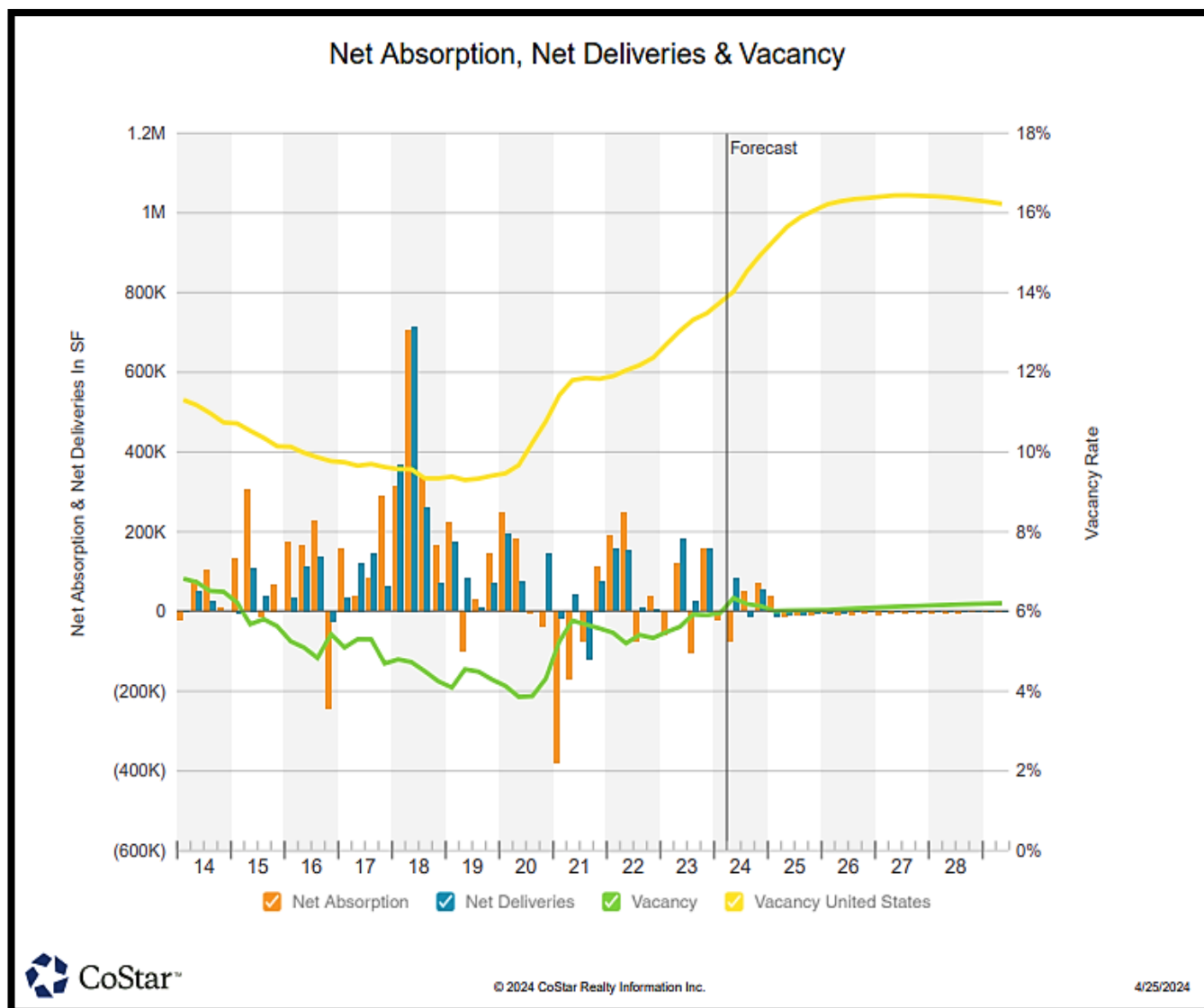
Segment/Year	2022			2023			2024 - March		
Dane County	# Sold	DOM	Median Price	# Sold	DOM	Median Price	# Sold	DOM	Median Price
Single Family	5,660	6	\$412,500	4,604	6	\$435,000	824	8	\$456,000
Condominium	1,653	6	\$268,000	1,313	6	\$300,000	236	7	\$290,555
Apartments	325	9	\$420,000	228	8	\$452,800	34	17	\$527,500

Office Market Characteristics

Of all the major markets the office market was hit the hardest by the pandemic, both locally and nationally. The market isn't distressed, but some metrics indicate the market is struggling in certain respects and has been for a few years. There was negative absorption of over 23,720 SF in the last quarter, but this is actually lower than it has been in recent quarters. The vacancy rate is the highest it's been since the 2nd Quarter 2022 but, with that said, Madison's overall vacancy rate of 5.9% is still one of the lowest in the country for larger markets, and the rate for the entire United States office market is 13.7%.

Most of the new construction starts have been for owner occupancy or have had pre-construction leasing commitments. The absence of large spec. office buildings helped the local office market weather the economic storm to some extent, but the absence of that type of speculative development is also notable. The volume of sales saw reached a peak in the 4th Quarter 2021 but has seen a steady decline since, dropping from ~\$42,000,000 to ~\$18,000,000. The sale price/SF has also declined, reaching a peak of \$144/SF in the middle of 2021, and it is now at \$116/SF. The decline in sales is partially attributed to the interest rate environment, but there is also a growing delta between buyers and sellers regarding price expectations. Regarding capitalization rates, the current cap. rate is 11.30% for the metro area vs. 8.6% for the entire United States. The local rate has been at 10% or above since late 2022 which coincides with the first major interest rate hike. That said, the low volume of local investment sale activity has acted to skew the local rate somewhat. Our office has tracked a few investment office sales since mid 2022 and none of the cap. rates have been above 9% which fits with the national rate estimate. Either way, activity is low for investment sales which is due to the rise in interest rates, elevating risk associated with office tenancies, or both. As workspace demands continue to change, with more companies opting for smaller spaces, lower utility Class B and C offices are increasingly becoming candidates for adaptive re-use or redevelopment altogether.

CoStar is a nationally focused commercial real estate services firm that conducts market analysis of various property types for larger metropolitan areas. What follows is their research regarding Madison's office market; it shows historic, current, and forecasted office vacancy for Madison and the entire United States. It also shows new construction starts/deliveries, and net absorption.



To give the reader an idea of the market in different parts of the metro area, following are the indicated vacancy rates for each submarket that comprises the metro area of Madison, as of the 1st Quarter 2024: Central Campus - 5.9%; NE Madison - 7.4%; NW Madison – 12.5%; Near West Madison – 3.7%; S Central Madison – 5.2%; Outlying Dane West – 0.9%; SW Madison – 8.5%; SE Madison – 5.7%; Outlying Dane East – 0.2%; Iowa County – 0.0%; Columbia County – 0.6%.

Regarding quality/class, the current vacancy rate for 3-star properties is 5.3% while the rate for 4-5-star properties is 7.5% both of which are up relative to one year ago but not dramatically.

New construction starts have almost exclusively been build-to-suit agreements for specific users. Two notable developments include the 150,000 SF CUNA office on the west side of Madison and the Ascendium Education Group building a new 62,000 SF headquarters in the American Center office park.

There has been a trend where Government agencies have been relocating from older buildings to new quality space in spec developments. The State of WI Investment Board sold their office on E Wilson St. and is relocating to a 90,000 SF space in the 165,000 SF spec. office in the first phase of the Madison

Yards development in Hill Farms in near west Madison. WHEDA recently moved into a 64,000 SF of a new 92,000 SF 5-story office on E Main St. that is part of the Archipelago Village project. Other notable recent office developments include a new headquarters for Heritage Credit Union and a new 70,000 SF office building for Hooper Corporation. Both were recently finished in Deforest.

Annual rent growth has consistently declined over the last few years. Growth is 0.5% for the current quarter, while growth in the 1st Quarter of 2023 was 1.5%. The near-term forecast is for stagnant to slightly increasing rents. Regarding specific rental rates, the average asking rent per square foot for 3-star properties is \$22.14/SF, and the average per square foot rent for 4-5-star properties is \$27.13/SF. Both rates are marginally higher than the previous quarter.

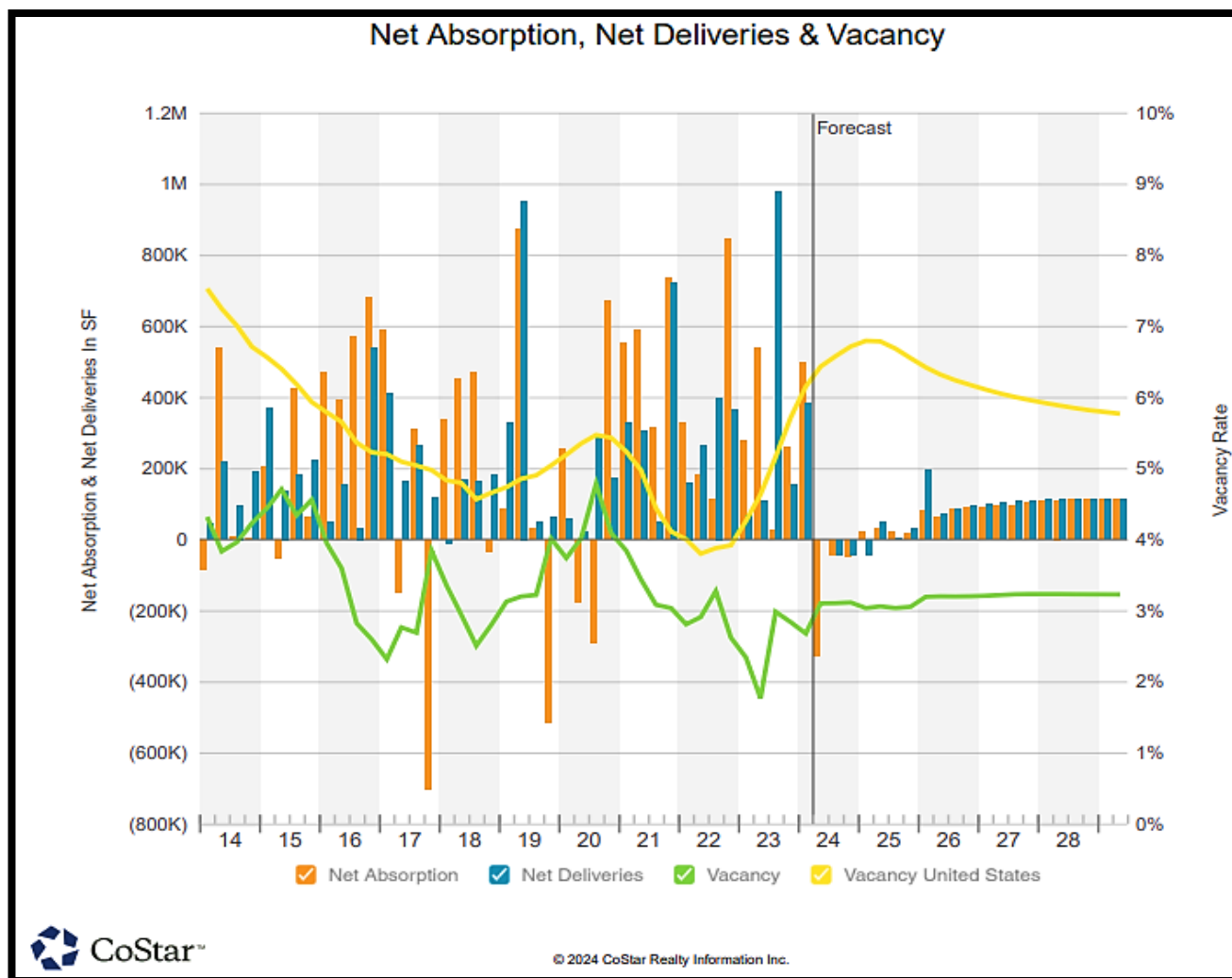
The four most prominent office development areas in the City of Madison are Old Sauk Trails on the far west side, the University Research Park on the near west side, the Central Business District concentrated around the Capitol building and further east along East Washington Ave., and the American Center on the far east side. Except for the American Center, these major office neighborhoods are all built-out, though the office land in American Center is dwindling and close to sellout. Madison's tech sector has provided a significant boost to office-using employment.

The University Research Park's near-west campus supports nearly 9,300 jobs and is mostly built-out. A major project was recently completed for Illumina, a tech firm supporting the genetic research field. A plan was recently floated to add more service/retail type uses in the park, and these would be integrated with existing lands. UW Health is allegedly building a new clinic in the research park, and the Elements lab building is being built at the SW corner of Whitney Way and Mineral Point Rd. An overhaul of the CUNA headquarters on Mineral Point Rd. was just completed. New headquarters were just finished for Exact Sciences, another tech firm and major employer that has expanded heavily over the last few years on the back of its colon cancer screening test. With the near west park basically built out, the research park is shifting focus to their two expansion areas on the far west side. These are actively or close to being developed. In a 2017 Brookings Institution study Madison was named one of the strongest tech hubs in the nation.

Industrial Market Vacancy and Absorption

The local industrial market has been stable over the long-term and hasn't seen the fluctuations of the office market, and CoStar indicates the vacancy rate has been at or below 5% for almost 10 years. The industrial market doesn't have the inherent volatility of other development profiles and there is generally a positive correlation between population growth (which has been strong in the Madison metro area), retail demand, and industrial space demand. According to CoStar, logistics oriented companies accounted for 80% of the total leasing volume in 2023. The surge in logistics demand has prompted developers to construct new speculative buildings that are tailored to logistics users, with high eaves and dock doors common physical features.

The following graph is a summary of CoStar's market research for Madison's industrial market. It has the same variables/data points as the office research presented earlier.



The vacancy rate as of the 1st Quarter 2024 is 2.7% for Madison metro compared to 6.2% for the United States. The rates one year ago were 2.3% and 4.3%, respectively while the rates two years ago were 2.8% and 4.0%, respectively. The local industrial market has been much more stable than the national market. In fact, the highest vacancy rate for Madison metro in the last 10 years was 4.8% in late 2020.

Madison is recognized as a Silicon Prairie metro based on its combination of a burgeoning tech sector paired with an educated workforce. Several large business parks emerged at the same time offering large spec. spaces, including near the airport off Hoepker Rd and Hwy 51, Highway 151 and Reiner Rd between Madison and Sun Prairie (PARK 151), and the Marsh Rd/Tradewinds Pkwy area in SE Madison. PARK 151 signed Trachte Building Systems and Milwaukee Tool to spaces that were both more than 100,000 SF.

Sales volume has been strong for several years running. There were 66 sales in 2023 and 295 overall in the last three years. The following shows the sale prices/SF as of the current quarter for different types of space.

2024 Q1	
Logistics	\$164
United States	\$148
Flex	\$97
Madison	\$88
Specialized	\$53

The price/SF has leveled off since the start of 2021 fluctuating between \$69/SF and \$74/SF. The current cap. rate for the entire metro area is 8.60%, which is moderately higher than the trailing three year average of 7.90%. The following shows cap. rates as of the current quarter for different types of space

2024 Q1	
Flex	8.78%
Logistics	8.75%
Madison	8.57%
Specialized	8.18%
United States	7.22%

The increased cost of borrowing has heavily impacted investor activity, evidenced by the sharp downturn in overall deal volume. However, institutional demand for new product has propped up overall sales volume with close to \$140 million in sales in 2023. Also, Madison is recognized as a Silicon Prairie metro based on its combination of a burgeoning tech sector paired with an educated workforce. The rise in e-commerce retail has increased demand for distribution centers and last mile facilities. A large distribution facility for FedEx was recently completed in the NE submarket, and Amazon recently opened a distribution center in the former Swiss Colony complex on Milwaukee St. in the E submarket as indicated earlier. Amazon also purchased ~145 acres in the village of Cottage Grove – at Highway N and the Interstate - for a 3.4 million SF distribution center at Hwy N and the Interstate. The project was approved in early 2022. The developer hasn't broken ground on the new facility yet, and it has been delayed a few times. However, a recent announcement by Amazon indicated they are committed to opening the facility and will provide an updated timeline soon. When finished it is expected to create ~1,500 jobs.

In terms of vacancy rate composition by type of space, the logistics market is the lowest at 2.0%, followed by flex at 2.7%, then specialized industrial at 3.9%.

Following are the indicated vacancy rates for each submarket of Madison, as of the 1st Quarter 2024: Central Campus - 1.3%; NE Madison - 5.4%; NW Madison – 1.1%; Near West Madison – 0%; S Central Madison – 2.3%; Outlying Dane West – 3.8%; SW Madison – 1.7%; SE Madison – 2.0%; Outlying Dane East – 4.2%; Iowa County – 0.2%; Columbia County – 2.1%.

Regarding rents, Madison is comparatively an affordable industrial market with the avg. rent of \$7.80/SF/Yr. well below the national average of \$12/SF/Yr. In terms of the types of space that fall under the “industrial” mantle, flex space commands the highest rent/SF/Yr. (~\$11.12) followed by logistics (~\$7.56) and specialized (~\$6.76). All categories have shown consistent rent gains and increased 1.9%-5.2% relative to the 1st Quarter 2023.

Outside of the active neighborhoods in Madison and Sun Prairie mentioned at the outset, the Windsor/Deforest market has also taken off over the last several years. The North Towne Corporate Park off Highway 19, between the Interstate and Highway 51, is active. The DeForest Business Park has also grown, with Little Potato Company opening a distribution facility and a new spec. industrial facility recently finished. DeForest is developing more land nearby as another phase to their industrial park. Hooper Corporation recently finished a new headquarters in northern Deforest near the NE corner of Hwy 51 and Hwy 19.

Retail Market Vacancy and Absorption

The local retail market felt the effects of Covid-19 in terms of softened demand, but those impacts are now in the rearview mirror. Madison has also weathered the shift in shopping habits by consumers that has plagued mall properties, both locally and nationwide. Several major department stores have closed as well as smaller stores in regional malls. Pad development of new franchise restaurants and strip centers have replaced depreciated parking lots that formerly served the likes of Boston Store, Shopko, JC Penney, etc. West Towne Mall received a major boost in April 2018 when Dave and Buster's and Total Wine, two well-known national retailers, opened at the mall's south end. They took part of the Sears department store after that company downsized. A Portillo's Restaurant replaced the former Sears Auto Repair Center. Shopko and Boston Store closed their West Towne locations in the last five years. The Shopko store sold to a local retail developer as a value-add; they have since subdivided the space and found two major tenants, Crunch Fitness and Spare Time. Von Maur, a high-end retailer based in Iowa, purchased the 145,000 SF former Boston Store, and recently finished a ~85,000 SF store in its place. East Towne Mall has not had the same success as West Towne in replacing dark buildings of former anchor users like Sears, Boston Store, and Gordman's. As a result of these struggles, the city of Madison adopted special area plans for both regional malls. Both plans re-imagine the mall properties to reflect changing tastes in shopping, housing, and services. The plans are strictly advisory in nature at this point, but if the malls continue to experience net losses in occupancy and flight or closings of big box/department stores, the plans will come into focus more.

Hilldale Mall in near west Madison has experienced the greatest transformation. After the first round of development activity brought a Target and rowhouse condos to the property in the mid 2000's the core mall fell into receivership. It resold to an investor group out of Boston, and they have since changed the mall to an open-air lifestyle concept, adding several national retails including Lucky Jeans, Michael Kors, and Kate Spade in a 2016 project. Another project in the summer of 2017 revamped the south end of the mall, continuing with the more open-air lifestyle concept. An Apple store was added, while a movie theatre and the University of Wisconsin Bookstore were reconfigured. Even more additions followed in the summer 2018, anchored by a large LL Bean store. A hotel was built across from Target, in the shadow of the mall complex. The former Fleming's restaurant was an adaptive re-use to a bank branch for Chase and a daycare; the former Pasqual's Mexican Cantina transitioned to a different restaurant concept recently. More changes are planned as the former AMC/Sundance cinema closed and is being re-purposed into more retail space, with more new development targeted for a parking lot between Macy's and Segoe Rd.

With malls undergoing transformations, the local market has been boosted by suburban retail development with big box and strip center development. This activity has helped keep the vacancy rate at historic lows and well below the national average. A noteworthy suburban retail developments include the Prairie Lakes neighborhood of Sun Prairie, which features a strong cross section of big box national retailers like Costco, Target, Menard's, HyVee, and Meijer. Madison is buoyed by its strong demographic profile and educated workforce.

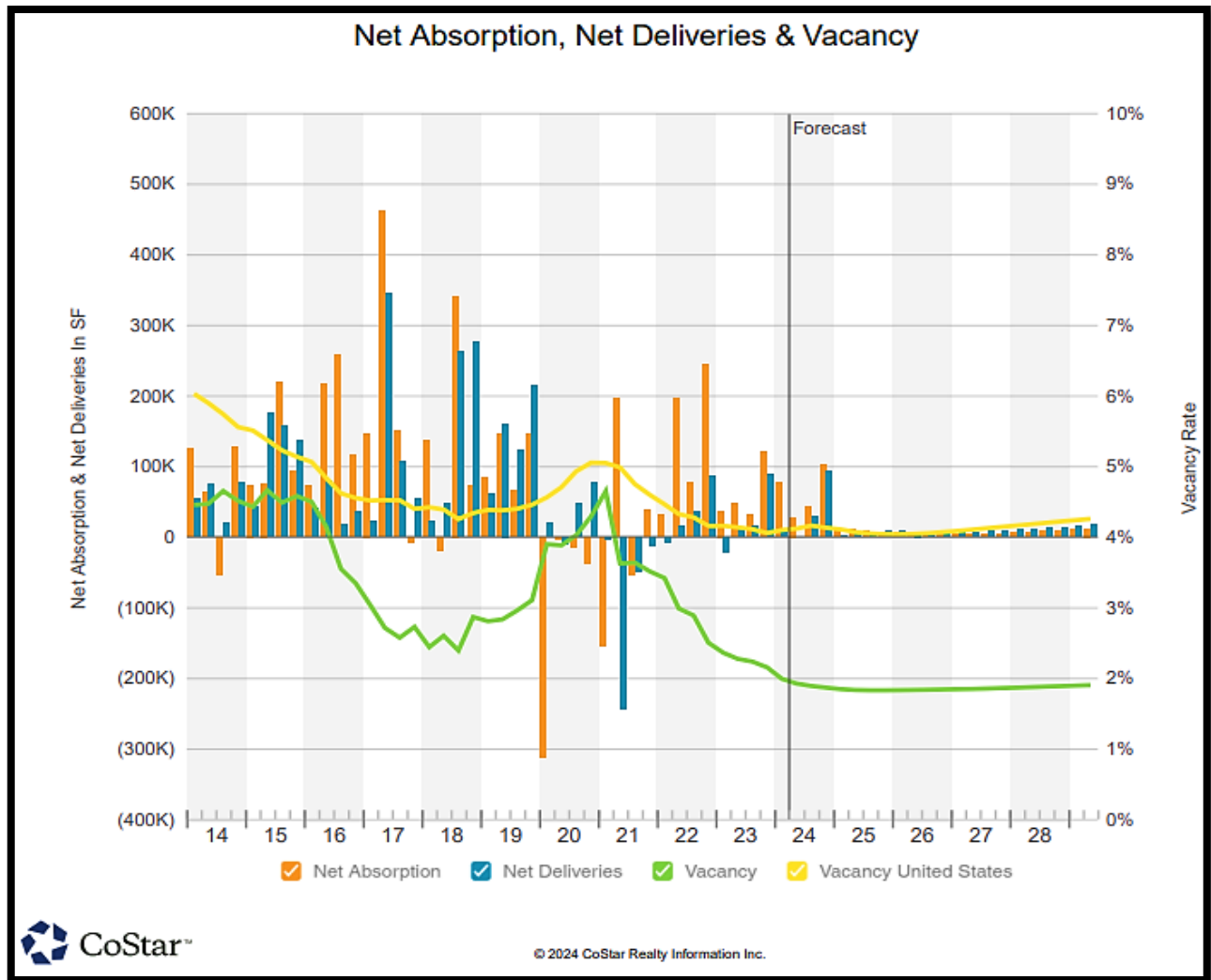
Major changes have also happened on the west side of Madison at Whitney Way and Odana Rd. Whitney Square was a series of big box, junior box and smaller format retail spaces; most of the big/junior box spaces were rebranded with Sierra, Five Below, and TJ Maxx stores opening, Office Depot remains as a holdover as well as the smaller format retailers. The former Copps grocery store closed and is currently dark, but the tenant is still paying on their lease which gives the owner/landlord leverage in terms of what's done with that property.

Westgate Mall has also undergone a major change. After TJ Maxx relocated and other stores folded or had expiring leases, JT Klein, a local apartment developer, purchased the property from HyVee. They demolished the mall building and two large apartment buildings are either complete or close to opening. The multi-family component will feature 234 market rate units, 161 independent senior housing units, and 71 low-income units. The first phase of building construction is complete with two apartment projects finished and leased up.

Outside of the malls and Prairie Lakes, other main retail expansion nodes in the metro area include Orchard Pointe in Fitchburg and Discovery Springs and Greenway Station in Middleton. Most of the retail activity in Madison proper is infill or redevelopment of existing sites. The main targets have been the two regional malls mentioned earlier (West Towne and East Towne).

Madison Yards is a redevelopment project just west of Hilldale, adjacent to the new State Administration building. It is on ~21 acres, and the initial plan called for ~110,000 SF of retail, 400,000 SF of office/medical space, 400 upscale residential housing units, and flex/entertainment/hotel space. A Whole Foods Market just opened in the main level in one of two towers. A multi-level parking garage has also been constructed.

The following graph shows CoStar's market research regarding Madison's retail market. It has the same variables/data points as the office and industrial research presented earlier.



Madison's retail market compares favorably to the national market. The vacancy rate has trended downward for at least the last year. The current rate is 2.0%. The rate for the 1st Quarter 2022 was 3.4%, and the vacancy rate for the 1st Quarter 2023 is 2.4%. The national vacancy rate is 4.1%.

The following shows current cap. rate levels for different types of retail space.

	2024 Q1
Other Retail	8.17%
Strip Center	7.55%
Power Center	7.34%
Neighborhood Center	7.34%
Madison	7.33%
General Retail	7.33%
Mall	7.11%
United States	6.83%

The rate has been below 8% since at least 2014, and it has been below 7.40% since late 2021, indicating relatively good stability for this sector. However, the avg. sale price is \$106/SF which is the lowest since early 2020.

Regarding building types and formats, Malls are currently showing the highest vacancy at 7.4%. Mall vacancy is also significantly higher than the rest of the formats which isn't surprising. Neighborhood Centers are 3.7%, with "Other Retail" at 3.5%, strip centers at 3.4%, Power Centers at 1.6% and General Retail at 1.1%. Most of the rates have trended downward over the last few quarters.

Following are the indicated vacancy rates for each submarket of Madison, as of the 1st Quarter 2024: Central Campus - 1.5%; NE Madison - 3.1%; NW Madison - 2.1%; Near West Madison - 1.4%; S Central Madison - 1.8%; Outlying Dane West - 1.4%; SW Madison - 2.2%; SE Madison - 2.8%; Outlying Dane East - 1.5%; Iowa County - 0.2%; Columbia County - 2.1%.

The average rental rate for all retail, as of the 1st Quarter 2024 is \$17.18/SF/Yr. which is up from \$16.60/SF/Yr. as of one year ago. The highest rent is for Malls (\$23.11), and the lowest rate is for Other Retail (\$12.73). Strip Centers are \$17.02, Power Centers are \$17.93, and General Retail is \$16.84.

Future Trend

Stability and general growth are expected for Madison and Dane County over the long-term. The presence of State and County government, and the University of Wisconsin, are insulating factors that will continue to drive demand for space over the long-term. Madison has a well-entrenched tech sector and is recognized as a Silicon Prairie metro. That, in addition to the rise of skilled employment growth in the medical and tech sectors, combined with the well-educated workforce, create a positive future outlook.

NEIGHBORHOOD DESCRIPTION

Location/General/Boundaries

The neighborhood is northeast Madison/southern Sun Prairie, and there are also significant land areas in the town of Burke. The neighborhood is a clear urban expansion area. Madison and Sun Prairie are both growing, and the town of Burke will dissolve by cooperative boundary agreement no later than 2036 resulting in annexation.

The neighborhood is defined as a rail corridor on the northwest, Bird St, Bailey Rd and Highway T on the east, Highway T on the south, and Interstate 39/90/94 on the west.

Neighborhood Land Uses

Currently, the neighborhood is predominantly rural/urban fringe in character where scattered residential clusters blend with farms. However, a few urban developments are present to include Woods Farm, Jannah Village and Autumn Lake. Autumn Lake and Jannah Village are active with steady new construction. Autumn Lake is controlled by Veridian and the lots are only sold with their homes. Jannah Village is an open plat.

There are warehouse/shop clusters at Highway T near Interstate 39/90/94 and on Maly Rd. Example uses in the Maly Rd cluster include self-storage, a flooring company shop/office, a veterinary supply company and auto repair. There is a secure storage yard on the Reiner Rd/Nelson Rd corner which is a satellite lot for an auto dealership in the High Crossing area. An auto salvage business and a fireplace shop are located on Lien Rd at the interstate. These abut Autumn Lake, but they have not hindered development there to date.

A large food distribution warehouse is located along the rail corridor at the north edge of the neighborhood. This is a Sun Prairie property that is accessible from Clarmar Dr. A bus yard and landscaping shop are located along Bailey Rd. There are a couple mineral extraction operations which includes the subject property on Nelson Rd. The other operation is on Reiner Rd. They are long accepted for this neighborhood and Autumn Lake is already platted for the land that abuts the operations on Reiner Rd. Wolf Paving is located at the corner of Nelson Rd and Reiner Rd and this property has significant yard operations.

The town of Burke has its offices in the neighborhood on Reiner Rd. Sun Prairie Waste Water Treatment Plant is located on Bailey Rd which is near Koshkonong Creek.

There is substantial urban development to the northwest along the Highway 151 traffic corridor. The High Crossing area is a prominent Madison commercial development cluster which includes several automobile dealerships. Park 151 in Sun Prairie has developed recently with several large Class A profile industrial/flex buildings. Smith's Crossing is located across the rail corridor from the subject property. It is a Veridian development that has had steady development activity over 10+ years. The Madison Prairie Landfill is located north of Nelson Rd and West of Reiner Rd. It is operated by Waste Management. It is one of two active landfills in Dane County. It does not accept hazardous waste per its website. Industrial/flex and apartments/condominiums have been constructed in the immediate area of this landfill.

Linkages

Traffic linkages are a general benefit for the neighborhood. Interstate 39/90/94 and Highway 151 are major local and regional transportation routes that are immediately available from the neighborhood. They are accessible via High Crossing Blvd or Nelson Rd and connectivity has been improved by a City View Dr extension to Lien Rd. A Reiner Rd interchange with Interstate 94 had been studied in the past, but construction does not appear likely. A Milwaukee St interchange is a more likely possibility, but still distant. The interchange project is not known to be specifically planned or funded at this time.

A railroad track runs along the northeastern length of the neighborhood. This is an active line per a map on the website for the Office of the Commissioner of Railroads, but it is not a significant influence to the neighborhood. Rail freight traffic is not prominent aside from a few businesses. The possibility for passenger rail has been revived recently and this line is a potential route between Madison and Milwaukee, but it does not appear that there will be any stops in the subject neighborhood. Stops are being considered for the Oscar Mayer corridor area or on the isthmus nearer to downtown Madison. The city of Madison reports that rail service will not start until approximately 2031.

The terminal for Dane County Regional Airport is about five miles west of the neighborhood.

Appeal/Market Conditions

The neighborhood is predominantly entry level to middle tier in appeal, but there are upper end influences in some areas. The neighborhood offers close proximity to employment opportunities and traffic linkages, and there are larger open spaces in some of the urban fringe areas. The sale price range for single-family homes as reported by MLS is \$324,096-\$820,000 for the last year and the median sale price is \$409,900. The \$820,000 sales price is above average and it is a home on about two acres with a heated outbuilding. The neighborhood has similar appeal to East Madison/Sun Prairie overall. The median sale price reported by MLS for east Madison and Sun Prairie overall is \$404,250 for the last year which is similar to the median sale price for the subject neighborhood.

The location within Sun Prairie School District is a benefit for the neighborhood. Many parents find the smaller suburban district appealing relative to class sizes and facilities. The district has had recent investment into facilities and additional expansions have been funded through referendum. The district owns a site in Village at Autumn Lake, but there are no known immediate plans for the construction of a school.

The market for single-family homes is in considered balanced as of the writing of this report, but it is tilted toward shortage. New construction in Autumn Lake and Jannah Village puts supply at 2.65 months per MLS, but sales activity is very steady as well. MLS reports 93 sales in the last year for this neighborhood.

The lot market is arguably undersupplied. Jannah Village has supply, but no other developments are currently active where lots are available to the open market. Autumn Lake is only available for Veridian building contracts.

The apartment market is a strong segment of the local market and developers are aggressive in pushing forward with new projects and construction. CoStar reports that apartment vacancies for the Madison market are below 5% and that suggests there is demand for new units. Interest rates would normally dampen development activity, but increasing rents and low vacancies continue to drive the market.

Future Trend

Urban development is expected over time at a space that matches market conditions. There is demand, but there is also a large amount of land available to be developed. As a result, full build-out has the potential to take 20+ years. There is an active proposal for East Meadow Estates for a parcel of land at 5803 Lien Rd. The plat is proposed to have 18 single-family lots, and 11 lots for multi-family development.

The Reiner Neighborhood Development Plan was established in 2023 to guide land uses on the north side of the Madison part of the subject neighborhood. This plan is predominantly residential in land use designations and there are several high-density clusters. The land use designation for the far northern portion of the planning area has an open space designation and there is a long-term agricultural planning area west of Thorson Rd. Other neighborhood plans are Felland and Northeast Neighborhoods. These plans are lower in density overall, but there are multi-family, employment and mixed-use clusters.

The Sun Prairie part of the neighborhood is predominantly designated as Urban Reserve at this time in their comprehensive plan. It is expected that the area will be developed, but Urban Reserve areas will need additional planning in the future. An industrial area is planned for Baily Rd near S Bird St where there are already some existing commercial uses.

DESCRIPTION OF THE SITE – COMPLETE ACQUISITION/BEFORE ACQUISITION

Size: 295 acres per client estimate which is assumed to be accurate. This is more than what is reflected in assessment records. However, there are quarter-quarters that should be ~40 acres, but have assessment sizes well below that. The client size estimate is deemed reasonable, but a survey is recommended for clarity. This is a gross size since there is Nelson Rd right-of-way for the southern quarter-quarters. The right-of-way area is estimated at $33' \times 2,640' = 87,120 \text{ SF} = 2 \text{ acres}$. The gross size is relevant to comparison since large land tracts commonly sell by tax parcel size including right-of-way, but right-of-way is also not available for private use which is also relevant. The size is assumed to be net of any railroad right-of-way. A rail corridor runs along the northwestern side of the site, but the legal description refers to property that is south of the railroad right-of-way.

Shape: Irregular overall – see the attached maps. There are numerous rectangular parcels, but the north side of the property has an irregular line because the rail corridor there runs northeast/southwest. The assemblage shifts to the east, but there is a full 40 acre parcel line connection for functionality.

Topography: Rolling to sharply rolling. The property has a natural roll with mineral deposits in the hills, and excavation has also created steep slopes. The far northeastern part of the site is level.

Water: There are 4+ ponds. These are former mineral extraction areas that have filled with water when active extraction activities stopped. They are now scenic and natural. There is also an intermittent stream running through the property.

Cover: The site is predominantly wooded overall. Based on GIS mapping estimates, there is ~16.5 acres of water, one tilled field that is ~six acres, and an active borrow pit which is ~3.5 acres. The open flat on the northeastern side of the site is ~38 acres per GIS mapping estimates. There is also open lawn around the existing house and there are open work areas to the east of the borrow pit.

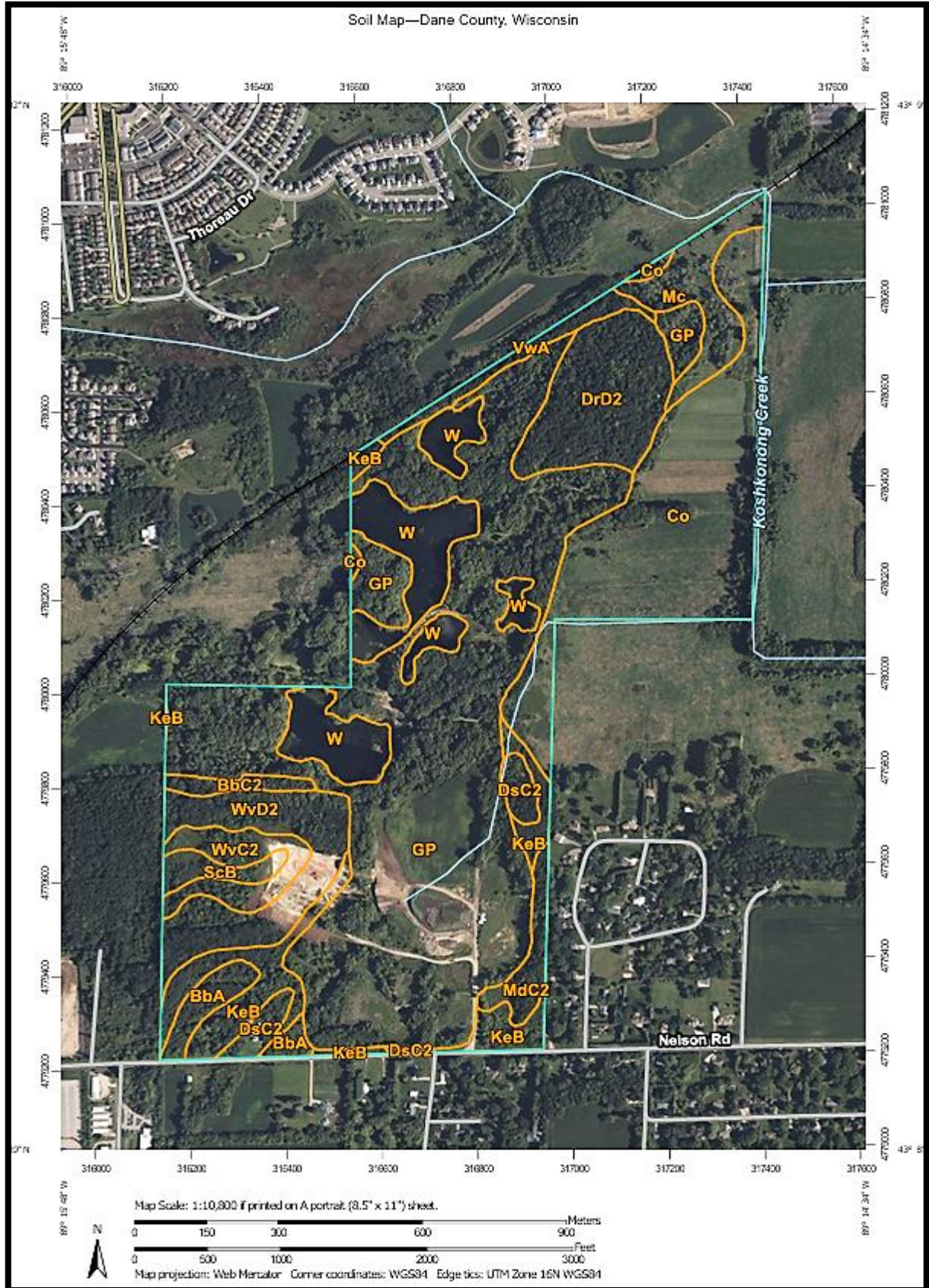
Borrow Pit: The borrow pit is ~3.5 acres as noted above, but potentially expandable to a GIS estimated size of 30+ acres based on the soil types and elevation contours.

Site Improvements: The most substantial site improvements are gravel drive lanes. The drive lanes provide functional access for automobiles and large machinery. There is a driveway from Nelson Rd to the borrow pit and work/yard storage areas near Nelson Rd, and a driveway extends into northern portions of the site. The driveway is not as frequently used on the north side of the property, but there does appear to be a solid gravel base. This driveway does have a gate at Nelson Rd.

There is a house and a building set on the western side of the property north of Nelson Rd. However, these buildings are in the process of being prepped for demolition. The barn is down to the foundation. Per the owner contact, the septic has been pumped and there is a permit to fill and seal the well. These site improvements are fully depreciated and they are not considered as contributing to market value.

Soils: The following soil information is available from USDA Web Soil Survey using an appraiser estimation for the site boundaries to create a relevant area of interest. The size does not match up exactly with the subject, but it is close enough to judge soil profiles for valuation.

Soils Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout
 Borrow Pit
 Clay Spot
 Closed Depression
 Gravel Pit
 Gravelly Spot
 Landfill
 Lava Flow
 Marsh or swamp
 Mine or Quarry
 Miscellaneous Water
 Perennial Water
 Rock Outcrop
 Saline Spot
 Sandy Spot
 Severely Eroded Spot
 Sinkhole
 Slide or Slip
 Sodic Spot

 Spoil Area
 Stony Spot
 Very Stony Spot
 Wet Spot
 Other
 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	5.2	1.7%
BbC2	Batavia silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	2.4	0.8%
Co	Colwood silt loam, 0 to 2 percent slopes	49.7	16.4%
DrD2	Dresden loam, 12 to 20 percent slopes, eroded	19.4	6.4%
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded	4.8	1.6%
GP	Gravel pit	130.8	43.1%
KeB	Kegonsa silt loam, 2 to 6 percent slopes	17.0	5.6%
Mc	Marshan silt loam	10.2	3.4%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	4.6	1.5%
ScB	St. Charles silt loam, 2 to 6 percent slopes	3.2	1.1%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	4.2	1.4%
W	Water	25.9	8.5%
WvC2	Westville silt loam, 6 to 12 percent slopes, eroded	7.7	2.5%
WvD2	Westville silt loam, 12 to 20 percent slopes, eroded	18.5	6.1%
Totals for Area of Interest		303.5	100.0%

The largest soil type designation is gravel pit which means it is an area that has been quarried and artificially altered. Surface inspection reveals that this area is predominantly upland. Batavia Silt Loam, Dresden Loam, Kegonsa Silt Loam, McHenry Silt Loam, St. Charles Silt Loam and Westville Silt Loam soils are uplands suited to development where slopes are not excessive and/or slopes are engineered. Water is not buildable, but it is scenic for a view amenity. Virgil Silt Loam has hydric inclusions, but it can be developed in some cases after site specific engineering. Colwood and Marshan silt loam are hydric soil types that are physically very limited. These soil types are located at the far north/northeastern side of the site.

Access: Access is from Nelson Rd. There are two access points currently, but there is long frontage and additional access points are possible. There is a driveway through the property for access to the northern side of the site per the driveway discussion above in site improvements.

Traffic Exposure: According to a traffic survey from the city of Madison, average daily traffic counts are 6,100 vehicles on Nelson Rd near the subject. This is a lower traffic flow figure.

Utilities: Electricity is available from a private utility supplier. There is an overhead line that runs along the south side of Nelson Rd. Public water and sewer services are not currently available, but they are expected to become available to the subject property. A developer could extend services or they could be extended over time as the neighborhood develops. There are city of Madison water and sewer mains along Nelson Rd to the west of Reiner Rd. They are ~1/2 to 2/3 of a mile west of the subject. City of Sun Prairie connections may be physically closer. The wastewater treatment plant is very close to the northeast and Smith's Crossing is across the rail corridor to the northwest. However, an intergovernmental agreement would have to be reached for access since most of the subject property is in a city of Madison annexation area. The subject is not currently located within an Urban Services Area.

Easements: No easements are known.

Hazardous Waste: No hazardous materials were observed and no detrimental contaminants are known to exist. However, the property history and the older house suggest that it is possible. This appraisal specifically assumes there is no unusual contamination or hazardous waste that is detrimental to marketability. The appraiser is not an expert in the identification of hazardous materials and an environmental audit is recommended if this is an area of concern to the client.

Flood Hazard: There are zone AE flood hazard areas on the north side of the site, and they correspond closely with the hydric Colwood and Marshan Silt Loam soil types. The map panels are 55025C0269H and 55025C0288H. The map dates are 9/17/2014.

Surrounding Uses: Surrounding uses include single-family residential in Oak Ridge Park, vacant land, Sun Prairie's wastewater treatment plant, railroad corridor and single-family residential in Smith's Crossing Subdivision.

DESCRIPTION OF THE SITE – AFTER PARTIAL ACQUISITION

Size: After the potential partial acquisition, the site size is 96 acres which is assumed accurate. This is based on a site size of 295 acres total before the acquisition less the 199 acre acquisition. This is a client estimated size that is assumed to be accurate, but a survey is recommended for clarity. This is a gross size since there is Nelson Rd right-of-way for the southern quarter-quarters. The right-of-way area is estimated at 33' X 2,640' = 87,120 SF = 2 acres. The gross size is relevant to comparison since large land tracts commonly sell by tax parcel size including right-of-way, but right-of-way is also not available for private use which is also relevant.

Shape: Rectangle

Topography: Rolling to sharply rolling. The property has a natural roll and the borrow pit has very steep slopes.

Water: There are no significant water features after the acquisition.

Cover: The site is predominantly wooded overall. There is the active borrow pit which is ~3.5 acres. There is also open lawn around the existing house and there are open work areas to the east of the borrow pit.

Borrow Pit: The borrow pit is ~3.5 acres as noted above, but potentially expandable to a GIS estimated size of 30+ acres based on the soil types and elevation contours.

Site Improvements: The most substantial site improvements are gravel drive lanes. The drive lanes provide functional access for automobiles and large machinery. There is a driveway from Nelson Rd to the borrow pit and to work/yard storage areas near Nelson Rd, and it extends into the partial acquisition. This driveway does have a gate at Nelson Rd.

There is a house and a building set on the western side of the property just north of Nelson Rd. However, these buildings are in the process of being prepped for demolition. The barn is down to the foundation. Per the owner contact, the septic has been pumped and there is a permit to fill and seal the well. These site improvements are fully depreciated and they are not considered as contributing to market value.

Soils: The following soil information is available from USDA Web Soil Survey using an appraiser estimation for the site boundaries to create a relevant area of interest. The size does not match up exactly with the subject, but it is close enough to judge soil profiles for valuation.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbA	Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	5.2	5.2%
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded	3.2	3.1%
GP	Gravel pit	49.7	49.4%
KeB	Kegonsa silt loam, 2 to 6 percent slopes	15.0	14.9%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	4.7	4.7%
ScB	St. Charles silt loam, 2 to 6 percent slopes	3.0	3.0%
WvC2	Westville silt loam, 6 to 12 percent slopes, eroded	7.5	7.4%
WvD2	Westville silt loam, 12 to 20 percent slopes, eroded	12.4	12.3%
Totals for Area of Interest		100.7	100.0%

The largest soil type designation is gravel pit which means it is an area that has been quarried and artificially altered. Surface inspection reveals that this area is predominantly upland. Batavia Silt Loam, Dresden Loam, Kegonsa Silt Loam, McHenry Silt Loam, St. Charles Silt Loam and Westville Silt Loam soils are uplands suited to development where slopes are not excessive and/or slopes are engineered.

Access: Access is from Nelson Rd. There are two access points currently, but there is long frontage and additional access points are possible. There is a driveway for movement within the site.

Traffic Exposure: According to a traffic survey from the city of Madison, average daily traffic counts are 6,100 vehicles on Nelson Rd near the subject. This is a lower traffic flow figure.

Utilities: Electricity is available from a private utility supplier. There is an overhead line that runs along the south side of Nelson Rd. Public water and sewer services are not currently available, but they are expected to become available to the subject property. A developer could extend services or they could be extended over time as the neighborhood develops. There are city of Madison water and sewer mains along Nelson Rd to the west of Reiner Rd. They are ~1/2 to 2/3 of a mile west of the subject. City of Sun Prairie connections may be physically closer. The wastewater treatment plant is very close to the northeast and Smith's Crossing is across the rail corridor to the northwest. However, an intergovernmental agreement would have to be reached for access since most of the subject property is in a city of Madison annexation area. The subject is not currently located within an Urban Services Area.

Easements: There is an access easement benefitting the partial acquisition per extraordinary assumption. The easement will initially follow the existing gravel driveway, but it will also be subject to change if public rights-of-way were installed

Hazardous Waste: No hazardous materials were observed and no detrimental contaminants are known to exist. However, the property history and the older house suggest that it is possible. This appraisal specifically assumes there is no unusual contamination or hazardous waste that is detrimental to marketability. The appraiser is not an expert in the identification of hazardous materials and an environmental audit is recommended if this is an area of concern to the client.

Flood Hazard: There are not any flood hazard impacts for the site after the partial acquisition.

Surrounding Uses: Surrounding uses include single-family residential in Oak Ridge Park, vacant land, and the acquisition in public ownership.

DESCRIPTION OF THE SITE – PARTIAL ACQUISITION AS A SEPARATE ENTITY

Size: The acquisition as a separate entity is 199 acres which is assumed accurate. This is a client estimated size, but a survey is recommended for clarity. This is an assumed net size. There is no actual road frontage. A rail corridor runs along the northwestern side of the site, but the legal description refers to property that is south of the railroad right-of-way.

Shape: Irregular overall – see the attached maps. There are several rectangular parcels, but the north side of the property has an irregular line because the rail corridor there runs northeast/southwest. The assemblage shifts to the east, but there is a full 40 acre parcel line connection for functionality.

Topography: Rolling to sharply rolling. The property has a natural roll with mineral deposits in the hills. The far northeastern part of the site is level.

Water: There are 4+ ponds. These are former mineral extraction areas that have filled with water when active extraction activities stopped. They are now scenic and natural. There is also an intermittent stream running through the property.

Cover: The site is predominantly wooded overall. Based on GIS mapping estimates, there is ~16.5 acres of water, one tilled field that is ~six acres, and the open flat on the northeastern side of the site is ~38 acres.

Borrow Pit: None. The borrow pit is not part of the acquisition as a separate entity.

Site Improvements: The most substantial site improvement is the gravel driveway which runs through the site and connects with Nelson Rd through the property not acquired in the partial acquisition scenario. The driveway is not as frequently used within the partial acquisition, but there does appear to be a solid gravel base. No other substantial site improvements are noted for the acquisition as a separate entity.

Soils: The following soil information is available from USDA Web Soil Survey using an appraiser estimation for the site boundaries to create a relevant area of interest. The size does not match up exactly with the subject, but it is close enough to judge soil profiles for valuation.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbC2	Batavia silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	2.5	1.2%
Co	Colwood silt loam, 0 to 2 percent slopes	49.7	24.8%
DrD2	Dresden loam, 12 to 20 percent slopes, eroded	19.4	9.7%
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded	1.2	0.6%
GP	Gravel pit	82.9	41.3%
KeB	Kegonsa silt loam, 2 to 6 percent slopes	2.2	1.1%
Mc	Marshan silt loam	10.3	5.1%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	4.2	2.1%
W	Water	26.7	13.3%
WvD2	Westville silt loam, 12 to 20 percent slopes, eroded	1.4	0.7%
Totals for Area of Interest		200.4	100.0%

The largest soil type designation is gravel pit which means it is an area that has been quarried and artificially altered. Surface inspection reveals that this area is predominantly upland. Batavia Silt Loam, Dresden Loam, Kegonsa Silt Loam, McHenry Silt Loam and Westville Silt Loam soils are uplands suited to development where slopes are not excessive and/or slopes are engineered. Water is not buildable, but it is scenic for a view amenity. Virgil Silt Loam has hydric inclusions, but it can be developed in some cases after site specific engineering. Colwood and Marshan silt loam are hydric soil types that are physically very limited. These soil types are located at the far north/northeastern side of the site.

Access: Access is from Nelson Rd by easement.

Traffic Exposure: There is no significant traffic exposure since the partial acquisition as a separate entity does not have any actual road frontage.

Utilities: Electricity is available from a private utility supplier. There is an overhead line that runs along the south side of Nelson Rd. Public water and sewer services are not currently available, but they are expected to become available to the subject property. A developer could extend services or they could be extended over time as the neighborhood develops. There are city of Madison water and sewer mains along Nelson Rd to the west of Reiner Rd. They are ~1/2 to 2/3 of a mile west of the subject, and they would also have to be extended through the remainder. City of Sun Prairie connections may be physically closer. The wastewater treatment plant is very close to the northeast and Smith's Crossing is across the rail corridor to the northwest. However, an intergovernmental agreement would have to be reached for access since most of the subject property is in a city of Madison annexation area. The subject is not currently located within an Urban Services Area.

Easements: There is an access easement benefitting the acquisition as a separate entity per extraordinary assumption. The easement will initially follow the existing gravel driveway, but it will also be subject to change if public rights-of-way were installed

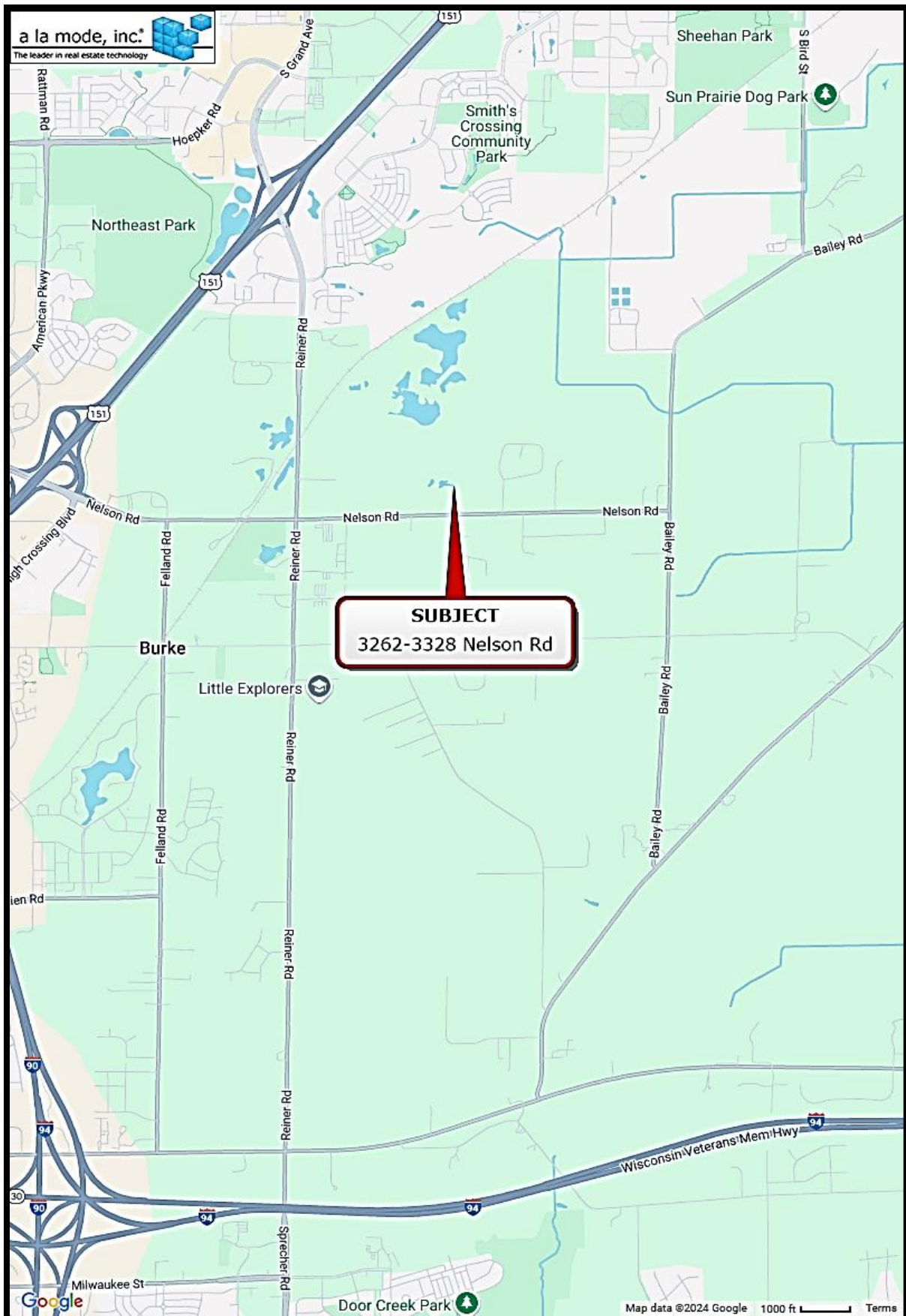
Hazardous Waste: No hazardous materials were observed and no detrimental contaminants are known to exist. However, the property history suggests that it is possible. This appraisal specifically assumes there is no unusual contamination or hazardous waste that is detrimental to marketability. The appraiser is not an expert in the identification of hazardous materials and an environmental audit is recommended if this is an area of concern to the client.

Flood Hazard: There are zone AE flood hazard areas on the north side of the site, and they correspond closely with the hydric Colwood and Marshan Silt Loam soil types. The map panels are 55025C0269H and 55025C0288H. The map dates are 9/17/2014.

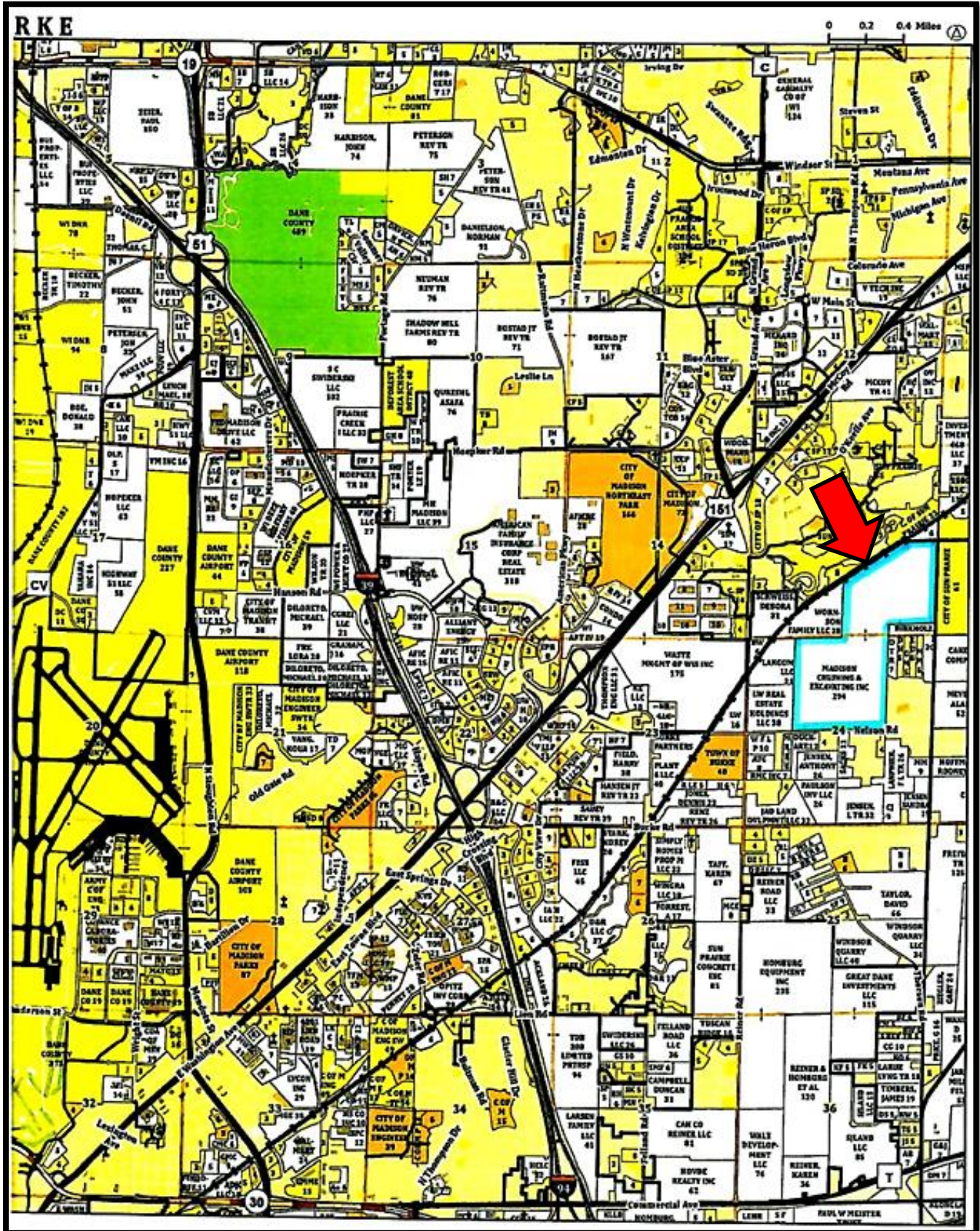
Surrounding Uses: Surrounding uses include single-family residential in Oak Ridge Park, the remainder property with the active borrow pit, vacant land, Sun Prairie's wastewater treatment plant, railroad corridor and single-family residential in Smith's Crossing Subdivision.

Subject Exhibits

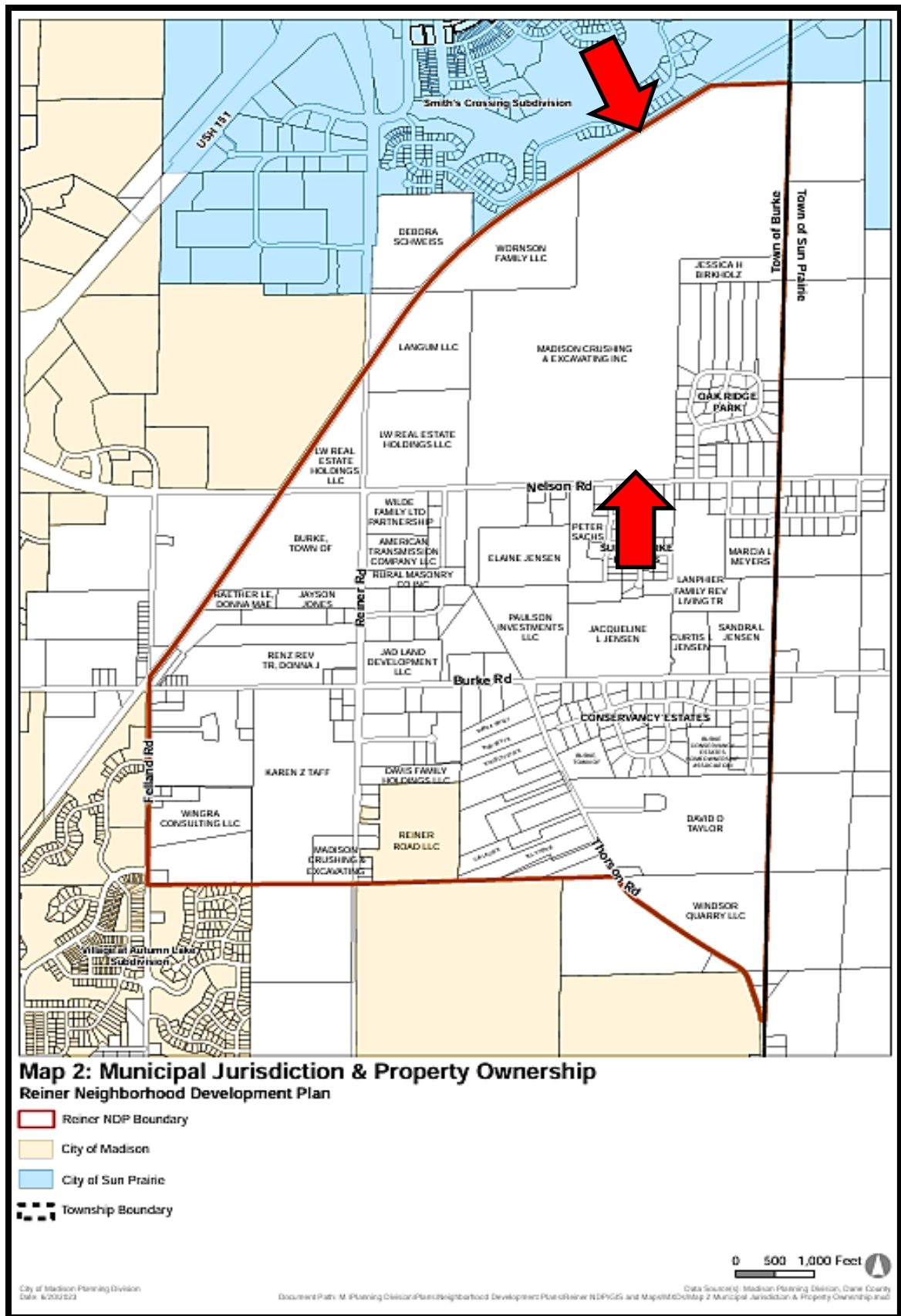
Location Map



Plat Map

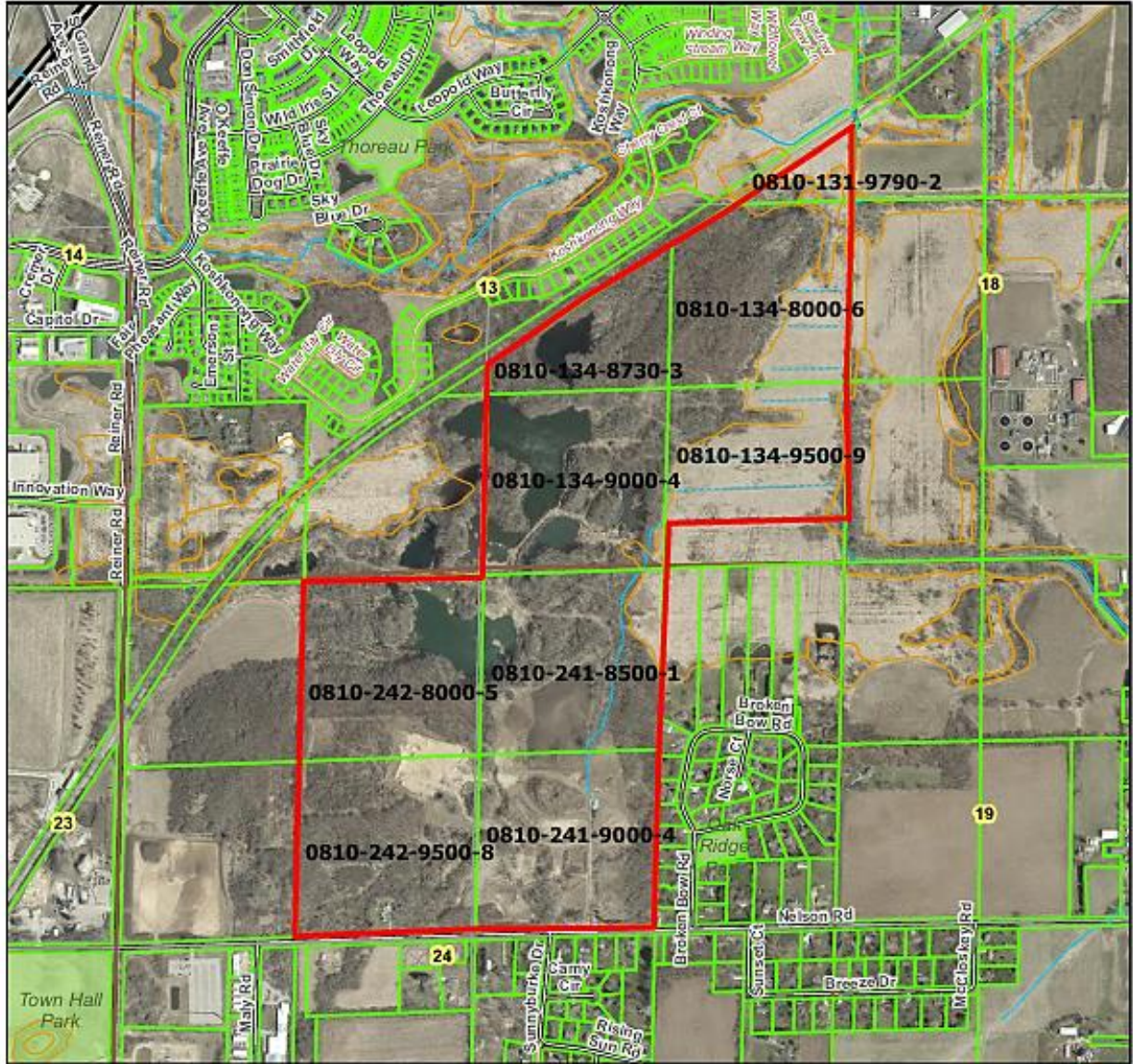


Municipal Jurisdiction & Property Ownership



Parcel/Aerial Map – Total Ownership (~295 Acres)

Madison Crushing & Excavating, Inc., approx. 295 acres (total ownership)
Town of Burke



0 337.5675 1,350 2,025 Feet

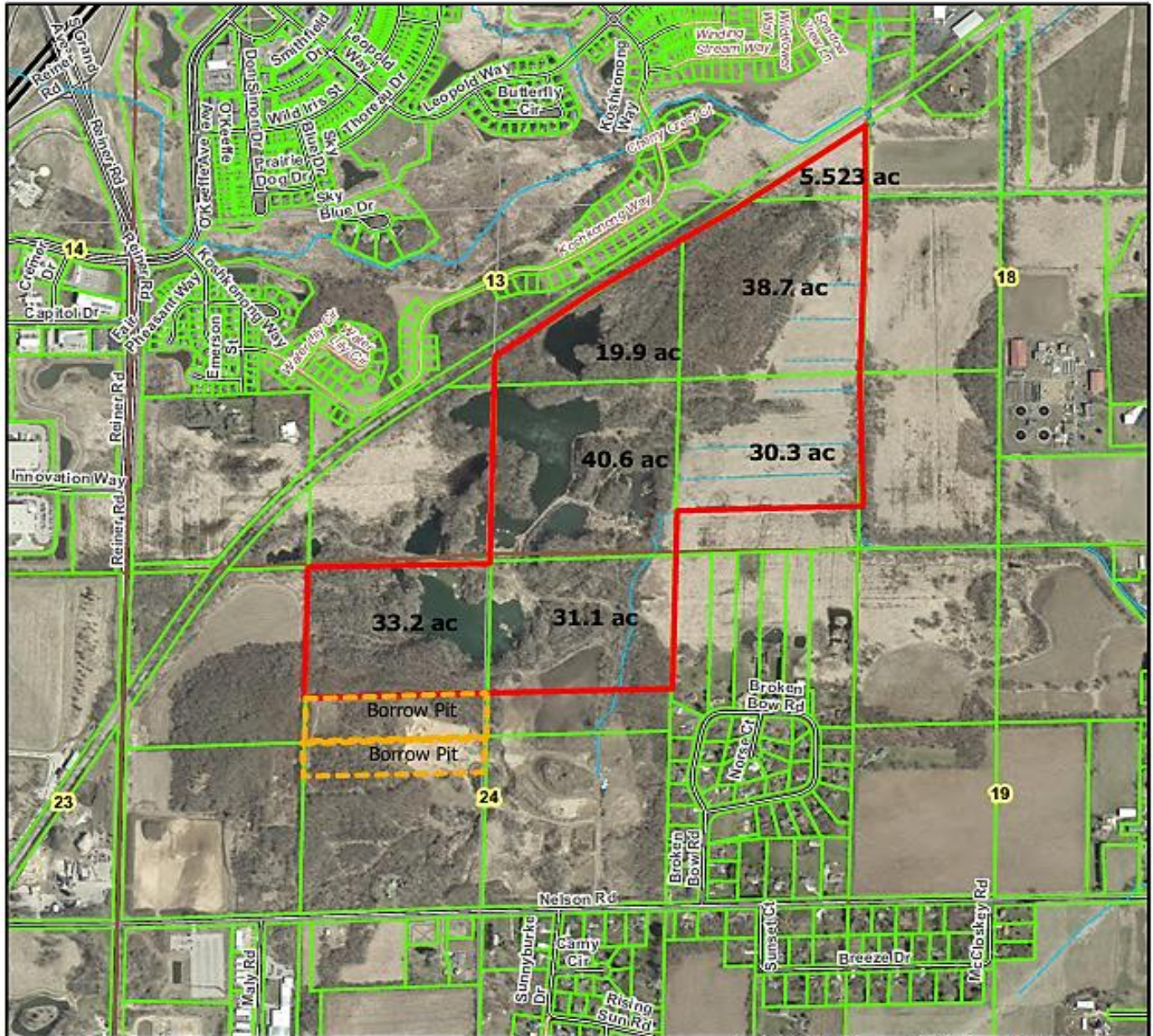
Location in Dane County



Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, April 26, 2024

Parcel/Aerial Map – Partial Acquisition (~199 Acres)

Madison Crushing & Excavating, Inc., approx. 199 acres
Town of Burke



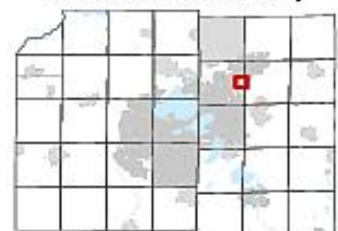
Subject Parcel

Borrow Pits

Landowner shall grant access from Nelson Road to subject parcel.

0 370 740 1,480 2,220 Feet

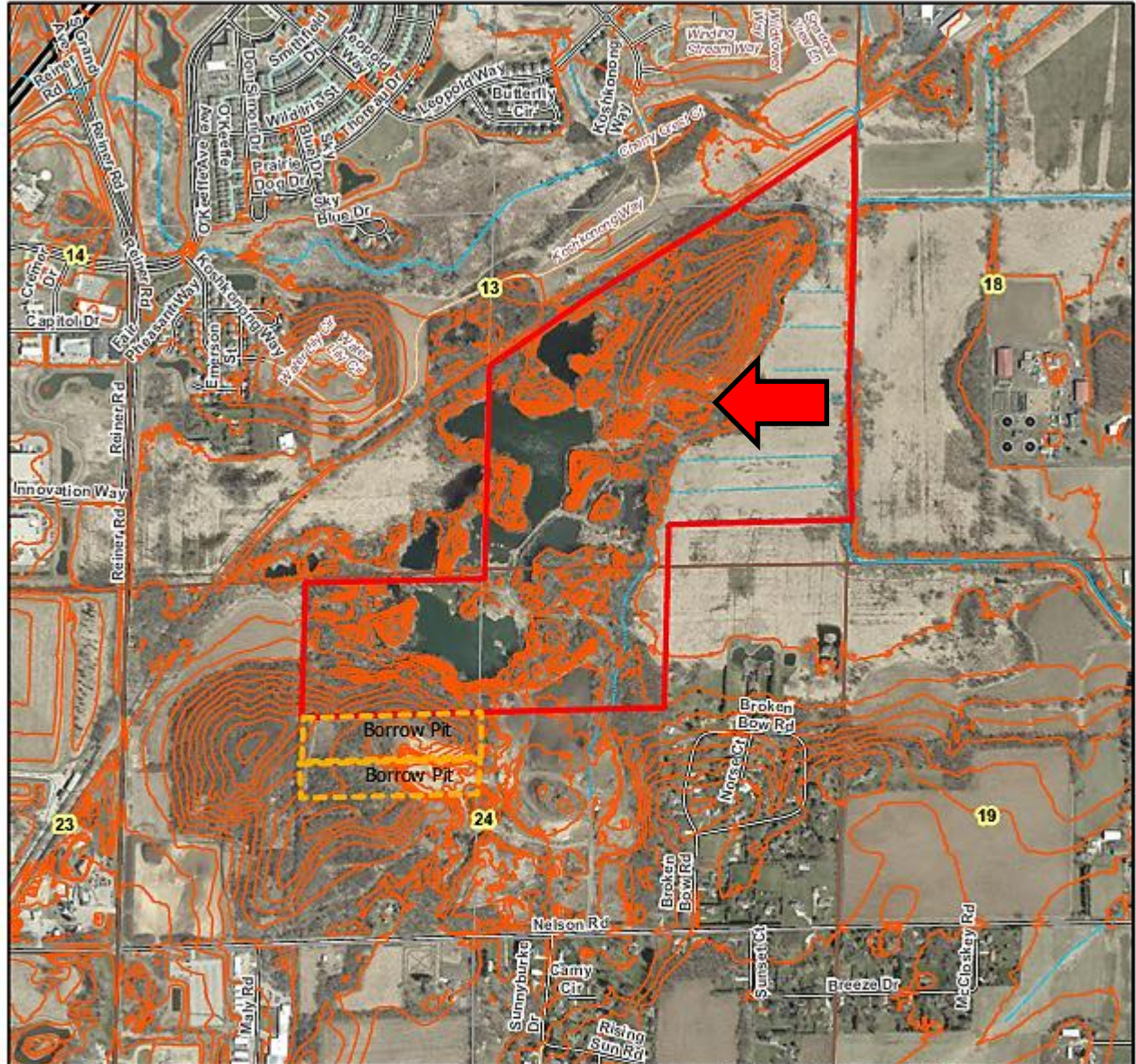
Location in Dane County



Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, June 20, 2024

Topographic Map

Madison Crushing & Excavating, Inc., approx. 199 acres
Town of Burke



Subject Parcel

Borrow Pits

Landowner shall grant access from Nelson Road to subject parcel.

0 370 740 1,480 2,220 Feet

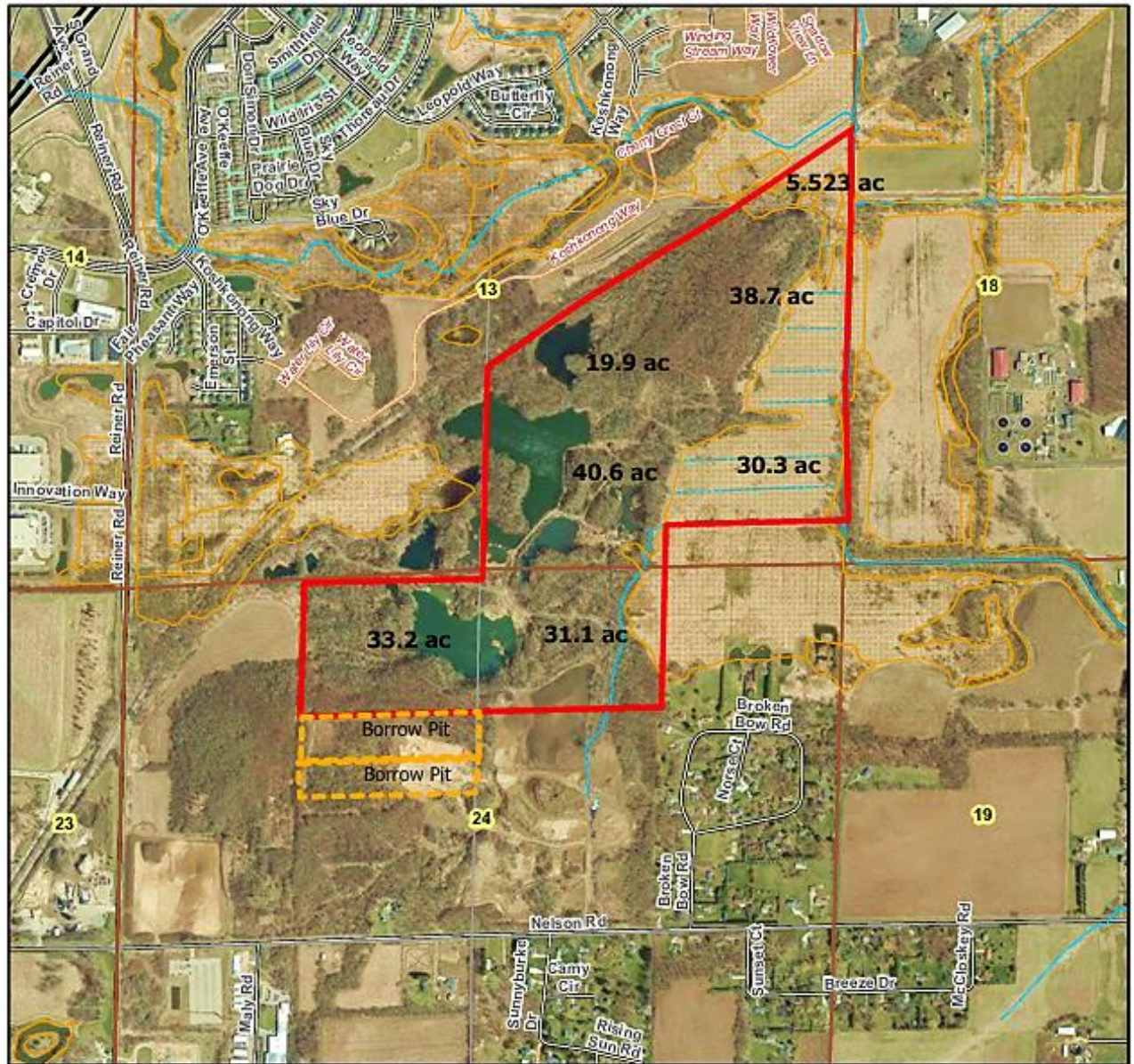
Location in Dane County



Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, June 20, 2024

Wetlands Map

Madison Crushing & Excavating, Inc., approx. 199 acres
Town of Burke



Subject Parcel

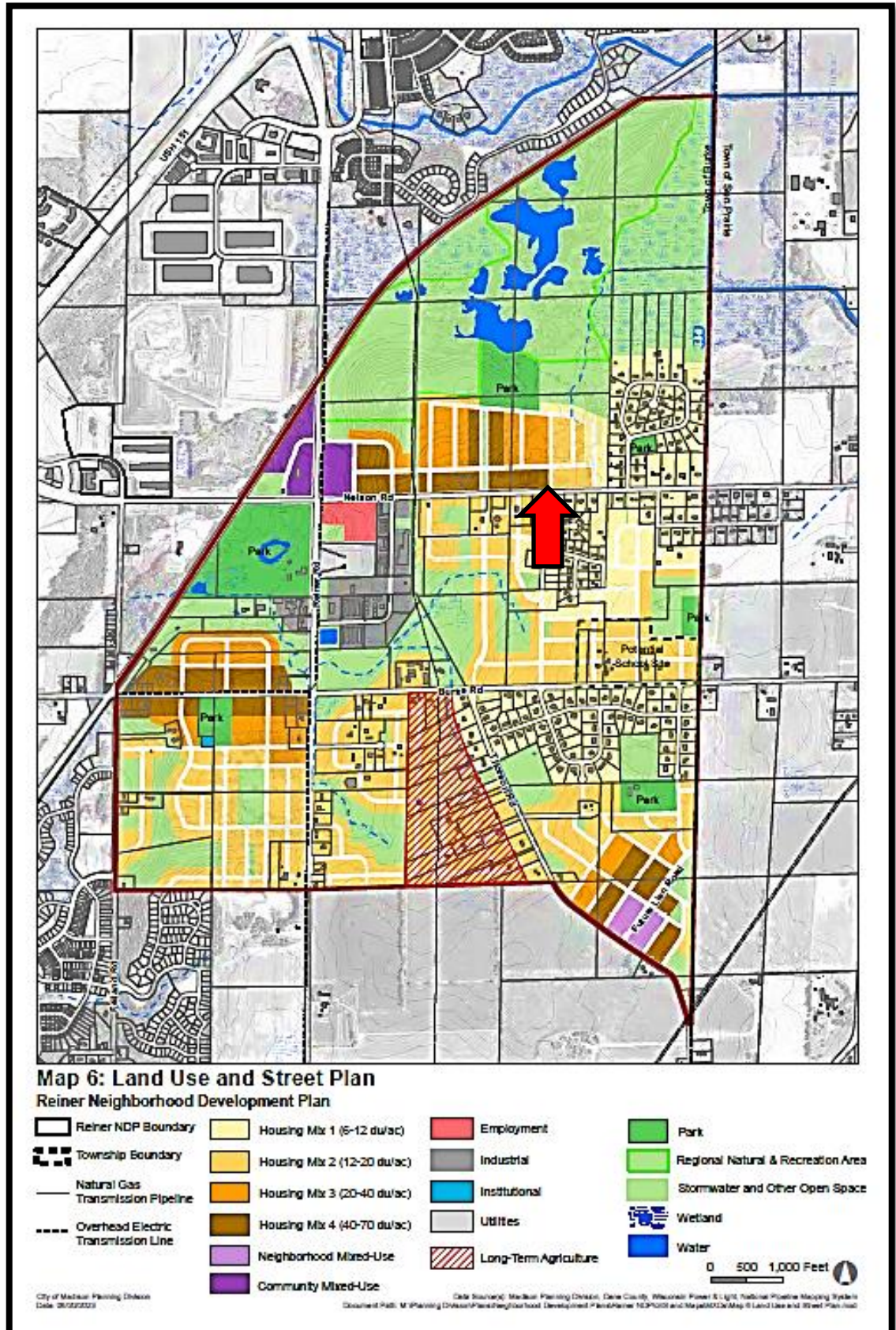
Borrow Pits

Landowner shall grant access from Nelson Road to subject parcel.

Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, June 20, 2024



Reiner Neighborhood Development Plan





MAIN ENTRANCE



BORROW PIT



ROAD TO NORTH LAND



POND



POND



WOODED PATH AROUND POND



ROAD TO NORTH POND



FLAT LAND – NORTHEAST SIDE OF SITE



FLAT LAND - NORTHEAST SIDE OF SITE



HOUSE - TO BE DEMOLISHED



HOUSE - TO BE DEMOLISHED



BARN FOUNDATION & SILO



GARAGE - TO BE DEMOLISHED



NELSON RD.

HIGHEST AND BEST USE

Definition

Highest and best use can be defined as the use that supports the highest present value of the subject real estate, as of the effective date of the appraisal. Highest and best use can be separated into use of the site as vacant, and use of the property as improved (if applicable).

Method of Analysis

In the analysis of highest and best use of the site as vacant, the appraiser considers a continuum of uses through a filtering process, such as those uses that are legally permissible, physically possible, financially feasible, and maximally productive (i.e. highest and best). The process is applied to a range of uses which are economically supported by the market evidence of the property itself, and the area or neighborhood pertaining to the property. The hierarchy usually follows a set pattern. Lowest use level is vacant, non-producing. Next would follow vacant productive; then building site; commercial would usually be the most profitable use if there were a strong market for commercial building sites in the neighborhood, and proper zoning is in place, or could be obtained.

When the improvements (if applicable) add value to the site so that the improved property has a value higher than the value of the site as vacant, the highest and best use of the property is its present use as improved. If the site has a higher value as vacant than the property value as improved, it is usually appropriate to remove the improvements and establish an alternative use. When the best use of the improved property is its current use due to substantial building value, but the current use is different than the best use of the vacant site, there is usually functional or external obsolescence associated with the improvements

Current Uses & Legal Use Discussion

The predominant current use is mineral extraction. There is an active borrow pit on the subject property. There is also one single-family home, but it is not occupied. The town of Burke zoning is AT-35.

AT-35 promotes agricultural uses, but it is also oriented to transitional areas where more intense development may be suitable in the future. As such, it is also a holding category to allow for future planning activities and potential rezoning at the time site-specific planning was completed. The assemblage/zoning area is more than 35 acres. There is currently one house on the property that is permitted since it was built before 2010. However, that house is not significant to this discussion since demolition is planned for the near-term future. There is an active borrow pit for mineral extraction. Non-metallic mineral extraction is a conditional use in AT-35, and Access Dane does not specify a conditional use permit. The use is documented as a legal, nonconforming or grandfathered use since it pre-existed the current zoning regulations and it has been in operation since at least the 1980's. The notice is recorded as Doc. 5586023. The use is allowed to continue so long as there is no interruption in use of a year or more, and the owner complies with documenting requirements, reclamation plan, etc.

The city of Sun Prairie parcel is zoned CR-5ac. This is Countryside Residential. It is a residential zoning for lower density. Conventional residential development and loose cluster residential developments are permitted. The minimum site size is five acres. This is a vacant parcel with adequate size. It conforms with zoning.

The Dane County zoning that has been accepted by the town of Burke is the applicable ordinance controlling the property right now, but there is more influence from Madison since there is a cooperative agreement for eventual annexation into Madison. The agreement states that the town of Burke portion of

the subject property can be annexed into Madison without dispute upon owner petition and city acceptance. There are protected areas designated in the cooperative plan, but the subject is not within one of those areas. The agreement also states that the town of Burke will dissolve 30 years after the agreement (2036) at which time there will be certain annexation to Madison, if early annexation is not already completed. At the time of annexation, Madison would implement zoning and exert influence over land use approvals. It is further agreed that development in the town shall be subject to approval by the respective city or village to which it will eventually be attached. This limits development opportunities within the town of Burke that may conflict with Madison development plans. Development is defined as a division of land, construction of more than one principal structure on a parcel of land, or rezoning a parcel from residential or agriculture to a non-residential classification. The cooperative plan does establish a community separation area between Sun Prairie and Madison which covers most of the subject property that is now proposed for acquisition in the partial acquisition scenario. Dane County Senior Planner Majid Allan reinforced the conclusion that the cooperative plan is the controlling influence in this case. Per Mr. Allan “the only development that’s allowed under the cooperative plan with the other munis is a division of an existing residential parcel over 5 acres to create one additional building site.” There is an option to create one additional homesite since 3328 Nelson Rd does still have a house and the parcel is more than five acres. However, that option is very low density.

The Reiner Neighborhood Development Plan has been developed by the city of Madison to guide future land uses in the subject neighborhood. It was formally executed on June 20, 2023. The land use designation for the subject is mixed residential along Nelson Rd and parks/open space to the north. Part of the open space is further designated as a regional natural and recreation area. There is higher density planned along Nelson Rd (40-70 units/acre) and along a potential future street alignment with Thorson Rd. Densities diminish outside of these areas all the way down to 6-12 units/acre where the subject land abuts with the Oak Ridge Park subdivision. Note that it was concluded in the previous Description of Project section of the report that the Reiner Neighborhood Development Plan is not part of the Project and it is an allowable consideration in this report.

The subject is partly located in Drainage District #9. Wisconsin Administrative Code requires all landowners to notify the Board of any action that will alter the flow of water into or from a district drain, increase the amount of soil erosion, or affect the drainage district. There are ~170 acres of the subject property in the drainage district and they are subject to added scrutiny at development relative to drainage.

The Sun Prairie parcel is designated as “Rural Lands” in the Sun Prairie Comprehensive Plan, and there is a natural resource protection overlay. RL are recommended for continued agricultural and open space uses. Urban development is not anticipated before 2040. Even if urban development eventually reaches these areas, some of the land in the RL area may be appropriate for consideration as permanent agricultural-related uses.

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 12% or more based on USDA-NRCS Soils data.

Physically Possible Uses

From a physical standpoint, there are options, but there are also limitations. Mineral extraction and single-family residential are physical possibilities based on the existing uses. The borrow pit does appear to have a

material for future extraction activities. There is a large amount of “gravel pit” area as a soil type designation, but most of the gravel pit area appears to be upland which suggests an opportunity for development. Slopes would have to be managed, but the material in the borrow pit could be used to grade and build roads for a development. There are also well-built driveways that could benefit infrastructure construction. An urban service area amendment would need to be negotiated and utilities need to be physically extended for urban development. An urban service area amendment is not considered a major obstacle due to the cooperative planning already in place as described above. The physical extension of the infrastructure does add to development costs, but the distances involved are not excessive either. There are also options to work with other adjacent property owners for cost sharing or wait for the neighborhood to develop further for utility extensions. Water areas are not suitable to building construction, but they are scenic view amenities. The Colwood and Marshan Silt Loam soil types are hydric. These are very physically limited and they are rarely developed. These are also the flood plain areas on the subject site and flood plains are regulated against development.

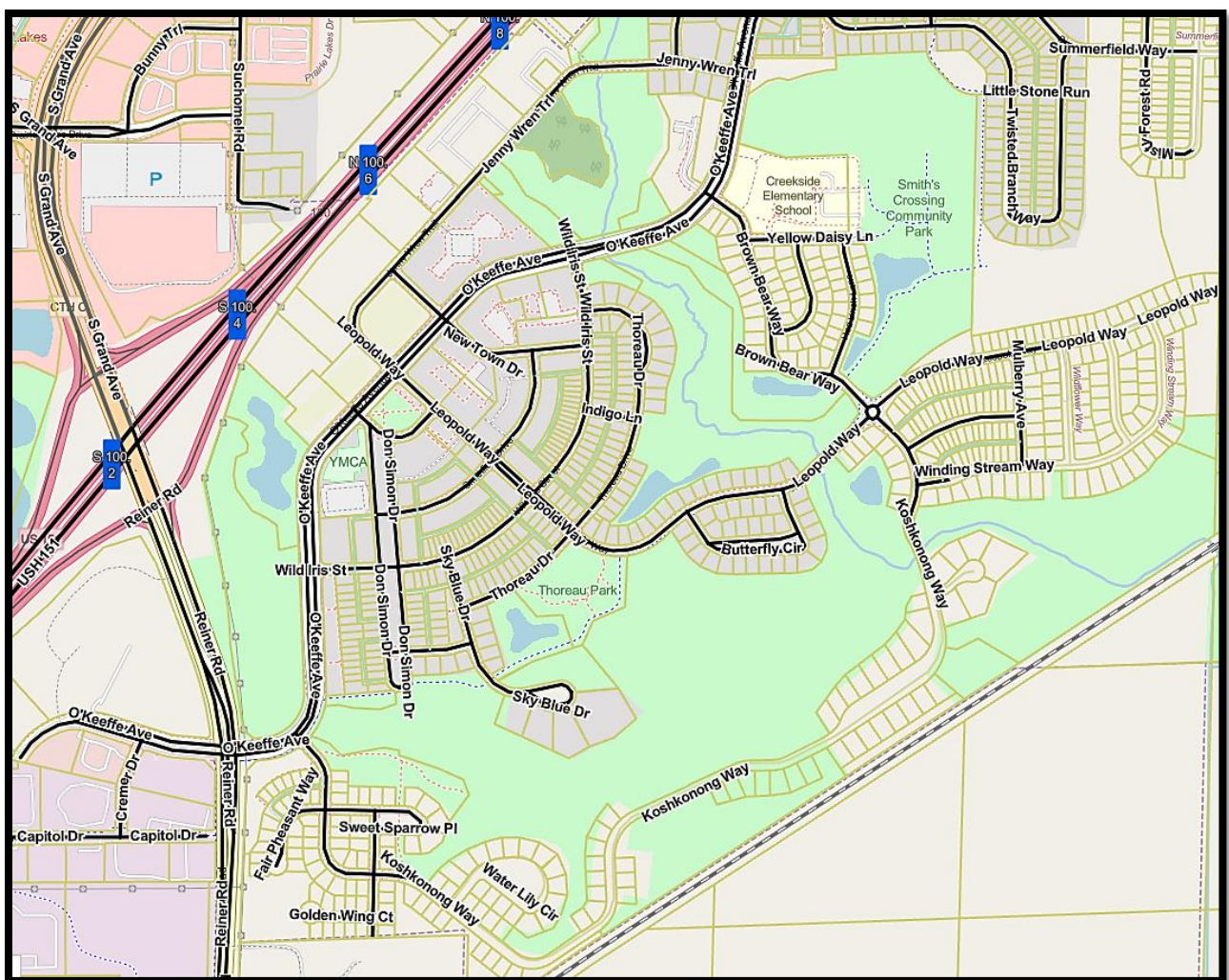
Most Probable Uses

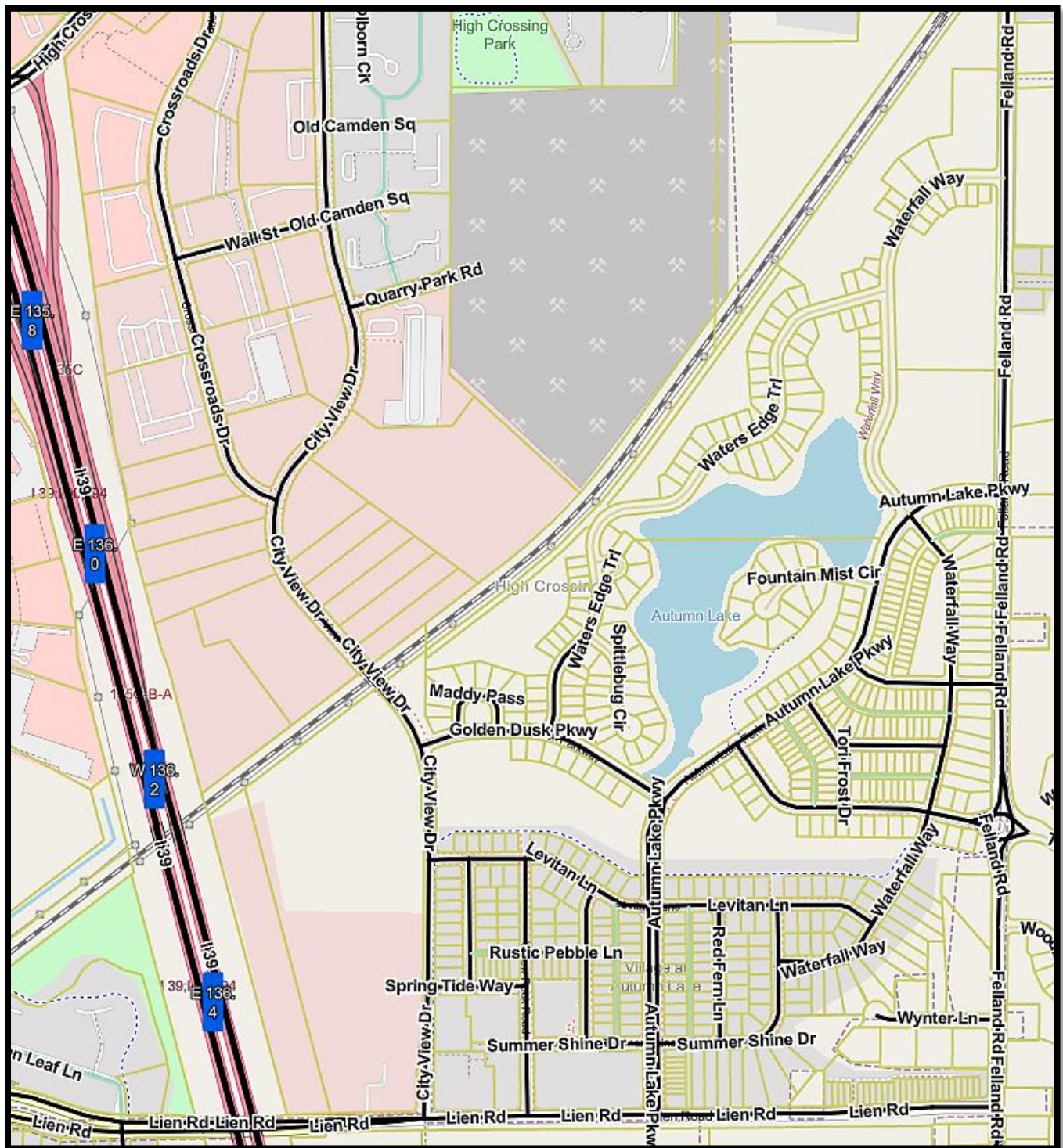
It is reasonable to conclude that urban development is the first-tier consideration for the most probable use for the subject property. The subject is located in a growing urban area where Madison and Sun Prairie are converging, and urban development potential enhances land values in most cases.

There is clarity in the urban development potential for the land along Nelson Rd since Reiner Neighborhood Development Plan designates this part of the subject property for higher density residential. There is therefore apartment potential and apartment land remains in high demand. Interest rates are higher, and that may have slowed construction starts to some extent, but activity still continues at a steady pace because rents are increasing and vacancy rates are low. It is also increasingly likely that interest rates will come down in the near-term future. It is concluded that there is market demand for the apartment land.

There is an old house where there is land use planning for higher density residential, and there is also the active borrow pit on that part of the site. However, the house is not contributing due to poor condition and it is already being prepped for near-term demolition. The borrow pit is productive, but it does not support a value that is higher than apartment land. The local market norm for mineral extraction sites is to pay “across the fence” values. There is the potential to generate a substantial cash flow from the extraction of minerals, but it takes equipment and expertise to realize it. There are also reclamation obligations that have to be honored if engaged in an extraction operation. As such, it is a business value that is generated by extraction as opposed to a real estate value. A property with an active mineral extraction operation at 3753 Old Stage Rd in the town of Rutland sold on 2/29/2024 for \$1,800,000. The sale price is \$10,588/acre for the 170 acre site. A 111.4 acre property on Oak Hill Rd in the town of Rutland sold in 11/22 for \$1,060,000. It is an agriculture parcel without any buildings and the \$/acre sale price is \$9,515/acre. This is slightly lower than the sale price on Old Stage Rd, but the sale is also slightly dated and market conditions are advancing for this type of land. The difference can reasonably be allocated to market conditions and the pairing suggests the sale price for the property with active mineral extraction is an “across the fence” value. An older, but still relevant sale is on Schumacher Rd in the town of Westport. This is an active mineral extraction property that was purchased by a local developer. The materials extracted there have been used to build roads on other developments in the Waunakee area, and the property itself will be reclaimed as a residential development site in the future. The sale price in 2015 was \$33,951/acre which is consistent with deferred development land sale prices from the same time frame. A more recent reference is an active mineral extraction property in Fitchburg off Lacy Rd and adjacent to Quarry Vista. The 30 acre property sold in 3/24 for \$64,667/acre which is consistent with residential development land sales in this part of Dane County. The subject has material that could help with road building and other construction activities,

but the slopes also have to be managed and engineered for development. The sale on Schumacher Rd and the sale near Lacy Rd shows these are essentially neutral offsets since the buyers paid the “across the fence” values for the land with productivity and future residential development potential.





- Autumn Lake. Single-family lots around a water feature.

There is potential for a carefully planned development on the north side of the subject site, but approval is far from certain. Another productive option, if development plans are denied and the northern part of the

site is still in the same ownership as the southern part of the site, is to use the northern land as an open space amenity to support the higher density portion of a development and offset development fees. The developer's angle would be to achieve higher density on the south part of the property because of the open space that is being offered on the north. The upland is suitable to active park uses and dedications can be used offset fees.

For the partial acquisition as a separate entity, there is not the alternative productive option to use the northern open space to benefit density/costs on the southern space. If development plans are denied, the fallback option there is private open space/recreation.

After the partial acquisition, the remainder is the part of the property that is planned for higher density residential. There is not the open space to potentially benefit the remainder, but higher density residential development is the most probable use.

Highest & Best Use Conclusions

- Complete Acquisition/Before Partial Acquisition: High density residential for the south part of the site with speculative low density residential or open space amenity as a benefit to the high density component for the north part of the site. It is further concluded that the house would be demolished to clear land for higher density residential and that the mineral extraction operation is neutral.
- After Partial Acquisition: High density residential.
- Partial Acquisition as a Separate Entity: Speculative low density residential and private open space/recreation.

THE VALUATION PROCESS

It is standard appraisal practice to consider three approaches to value. They are the cost approach, the sales comparison approach and the income approach. For this assignment as described in Scope of Work, the cost and income approaches are not considered applicable. The sales comparison approach is the applicable approach for this assignment and it is presented next.

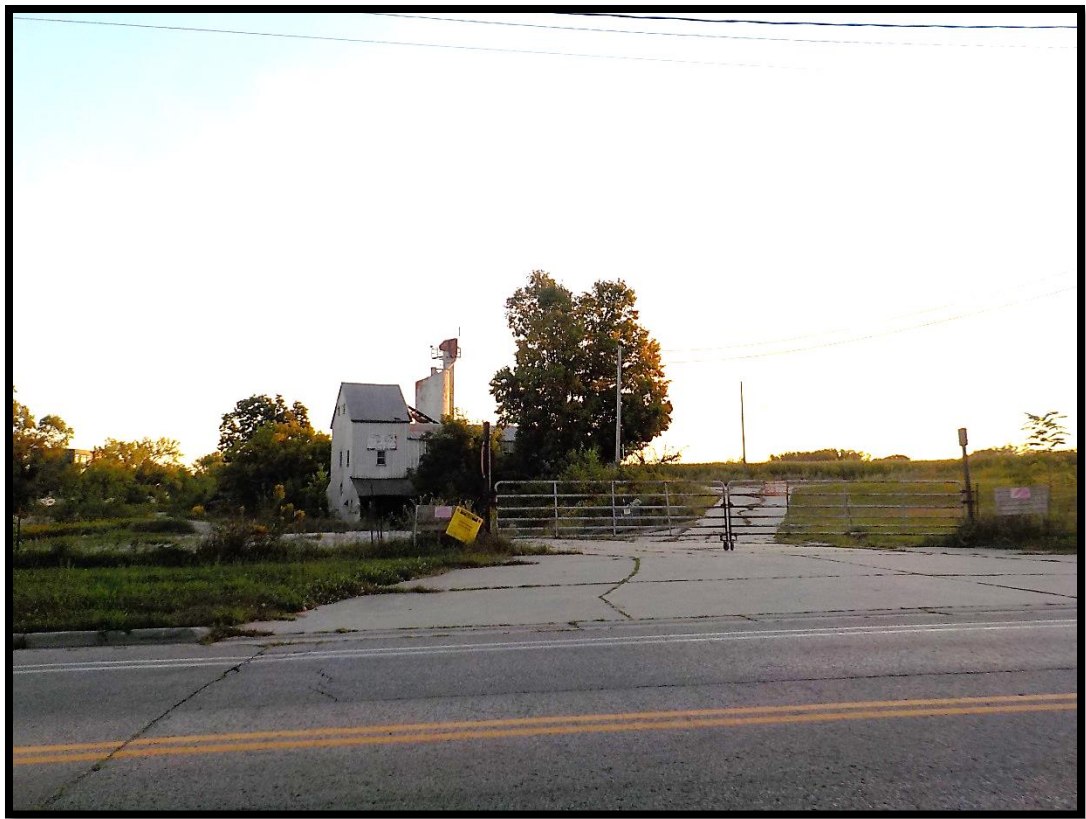
SALES COMPARISON APPROACH

This approach views property value from the standpoint of substitution. It is based on sales of similar properties in the marketplace. The underlying rationale is that a purchaser will pay no more for the subject than the prices paid for similar substitute properties in the market. Comparable sales are presented along with their pertinent characteristics. A value indication can be concluded for the subject when adjustments are made for differences between the comparables and the subject.

Comparable Sales Summary Table – Detailed Sales Sheets Follow

#	Location	Sale Price	Sale Date	Size (Acres)	\$/Acre
S	Nelson Rd Town of Burke/Sun Prairie	NA	8/24, Values	295 Complete/Before 96 Acres After 199 Partial Acquisition	NA
1	3450 Milwaukee St Madison	\$8,000,000	8/24, Closed	65.04	\$123,001
2	5429 County Highway Q Town of Westport	\$7,200,000	11/22, Closed	329.00	\$21,884
3	Highway 51 @ Highway B Stoughton	\$6,622,369	12/22, Closed	182.40	\$36,307
4	4404 Hoepker Rd Madison	\$1,850,000	12/22, Closed	33.52	\$55,191
5	Highway PD Town of Verona	\$5,200,000	9/23, Closed	35.70	\$145,658
6	Portage Rd Windsor	\$3,480,000	6/24, Closed	116.00	\$30,000
7	2275 County Road MM Fitchburg	\$1,010,000	1/24, Closed	103.00	\$9,806

Sale 1 – 3450 Milwaukee St, City of Madison



Picture: Looking Northeast from Milwaukee St; Taken 09/06/2024 By Sandy Harden

Location: ~5 Miles Southwest

Grantor: Voit Land, LLC & E.C. Voit & Sons, Inc.

Grantees: Stone House Development/Threshold
Development

Verified By: Tom Voit, Seller & Chris Caulum, Broker

Recorded: Unavailable

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 9/4/2024

Legal Description: See the following page

Parcel #'s: 251/0710-051-1017-8; 251/0710-051-1019-4; 251/0710-042-0078-0; 251/0710-051-1020-1;
251/0710-051-102-19

Sale Price: \$8,000,000

Date of Sale: 8/16/2024, Closed

Site Size: 65.04 Acres, Net

Price/Acre: \$123,001

Improvements: Older Houses & Ready Mix Buildings

Zoning: CN, A

Topography: Rolling With Some Steep Slopes

Terms: Cash to Seller

Type of Document: Unavailable

Financing: Unavailable

Highest & Best Use: Multi-family & Open Space Preservation

Intended Use: Multi-Family & Open Space Preservation

Conditions of Sale: Negotiated arm's length.

Description of Property: This is a sale of an urban infill land tract in mature east Madison. This is a property that has a history of mineral extraction and ready-mix concrete distribution, but it sold in this transaction for development after the family decided to sell. The south side of the site near Milwaukee St is a higher density planning area and the north side of the site is an open space planning area. The open space

area has a larger pond from historic mineral extractions and other historically excavated areas have been filled in. There is some wetland along Starkweather Creek which runs along the eastern edge of the property. The wetland is ~20% of the total. There is now a preliminary plat (Starkweather) for the land which follows the preceding planning inputs for uses. Under this plan, there would be ~1,050 units near Milwaukee St and the northern land will be dedicated to the public. According to a June 2024 letter to the Plan Commission, the Parks Department will accept land dedications for parks in lieu of fees. Park in lieu fees published in Madison ordinances are \$1,032/unit for standard multi-family and the dedications are a potential savings of \$1,083,600 for 1,050 units. Several outlots will remain private for the benefit of the buildings planned, creek access, stormwater management, etc. Several lots may also be rezoned for mixed-use with small commercial components. There are miscellaneous structures on the site, but they are not contributing and they will be removed as the development progresses. Recording information is not yet available which is presumed due to the very recent nature of the closing. The parties noted above confirmed the price, but were uncertain of the recording situation. CoStar has also published the sale as a closed arm's length sale. The property was listed for sale for several years prior to this closing. The final plat has now been submitted for approval after the closing. The legal description that follows is from the final plat.

Legal Description for Sale 1

Commencing at the East Quarter corner of said Section 05; thence N89°42'21"W, along the along the south line of the Northeast Quarter of said Section 05, 584.99 feet to a point of curvature; thence 388.32 feet along the arc of a curve to the right, having a radius of 636.60 feet and a chord bearing N72°13'51"W, 382.33 feet; thence N54°45'21"W, 191.10 feet to a point of curvature; thence 221.68 feet along the arc of a curve to the left, having a radius of 1910.00 feet and a chord bearing N58°04'51"W, 221.56 feet; thence N61°24'21"W, 26.50 feet to the East line of the West half (1/2) of the Northeast Quarter of said Section 05, said line also being the West line of the East half (1/2) of the Northeast Quarter of said Section 05; thence N01°59'51"E, along said line, 67.10 feet; thence N61°24'21"W, 120.47 feet; thence N28°45'53"E, 119.88 feet; thence N61°14'07"W, 40.00 feet; thence N28°45'53"E, 198.61 feet to aforementioned East line of the West half (1/2) of the Northeast Quarter of Section 05 and Reference Point "A"; thence N01°59'51"E, along said East line, 15.56 feet, more or less, to the centerline of Starkweather Creek as currently located on February 24, 2022; thence along the centerline of said Starkweather Creek for the next three (3) courses; 1—thence N30°08'17"E, 774.64 feet, more or less; 2—thence N29°06'29"E, 164.88 feet, more or less; 3—thence N16°19'46"E, 222.65 feet, more or less; thence N01°51'16"E, 299.85 feet, more or less, to the Southerly right-of-way line of the Wisconsin DOT Railroad, (formerly known as the Chicago, Milwaukee, St. Paul and Pacific Railroad); thence N53°54'34"E along said Southerly right-of-way line, 1034.95 feet to a point of intersection with the East line of the Northeast Quarter of said Section 05, said point also lying on the West line of said Section 04; thence S01°36'15"W along the West line of said Section 04, a distance of 554.82 feet to a point lying N01°36'15"E, 2181.75 feet (previously recorded as North 2182.00 feet) from the West Quarter corner of said Section 04; thence N87°59'08"E, along the existing Corporate Boundary of the City of Madison, 581.68 feet, (previously recorded as North 87°05'00" East, 581.00 feet) to a found 1" diameter pinched top iron pipe; thence S01°37'30"W, along the existing Corporate Boundary of the City of Madison, 599.76 feet, (previously recorded as South 00°24'00" West, 600.00 feet), to a found 1-3/4" diameter iron pipe; thence S87°59'08"W, along the existing Corporate Boundary of the City of Madison, 581.46 feet, (previously recorded as South 87°05'00" West, 581.00 feet) to the aforementioned East line of the Northeast Quarter of said Section 05; thence S01°36'15"W, along said East line, 579.18 feet; thence S89°59'35"E, 69.94 feet; thence S01°36'46"W, 955.35 feet to the northerly right-of-way line of Milwaukee Street; thence S89°39'32"W, along said northerly right-of-way line, 69.81 feet to said East line of the Northeast Quarter of Section 05; thence S01°36'15"W, along said East line, 47.04 feet to the point of beginning.

The Meander Line for Starkweather Creek included within this description is more fully described as follows: Beginning at said Reference Point "A"; thence S01°59'51"W, 91.08 feet; N29°57'26"E, 1039.67 feet; thence N16°19'46"E, 234.97 feet; thence N01°51'16"E, 281.79 feet; thence N53°54'34"E, 971.90 feet to the East line of the Northeast Quarter of said Section 05 and said Meander Line there terminating.

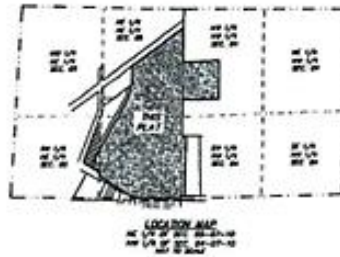
Said description contains 2,957,797 square feet, 67.9017 acres, more or less to the centerline of Starkweather Creek and 2,833,313 square feet, 65.0439 acres, more or less to the Meander Line of Starkweather Creek.

STARKWEATHER PLAT

There are no subjects in this year with respect to
 Series 276.15, 276.16, 276.20 and 276.21(1) and (2).
 The Series are provided by a 276.02, 976 Series.

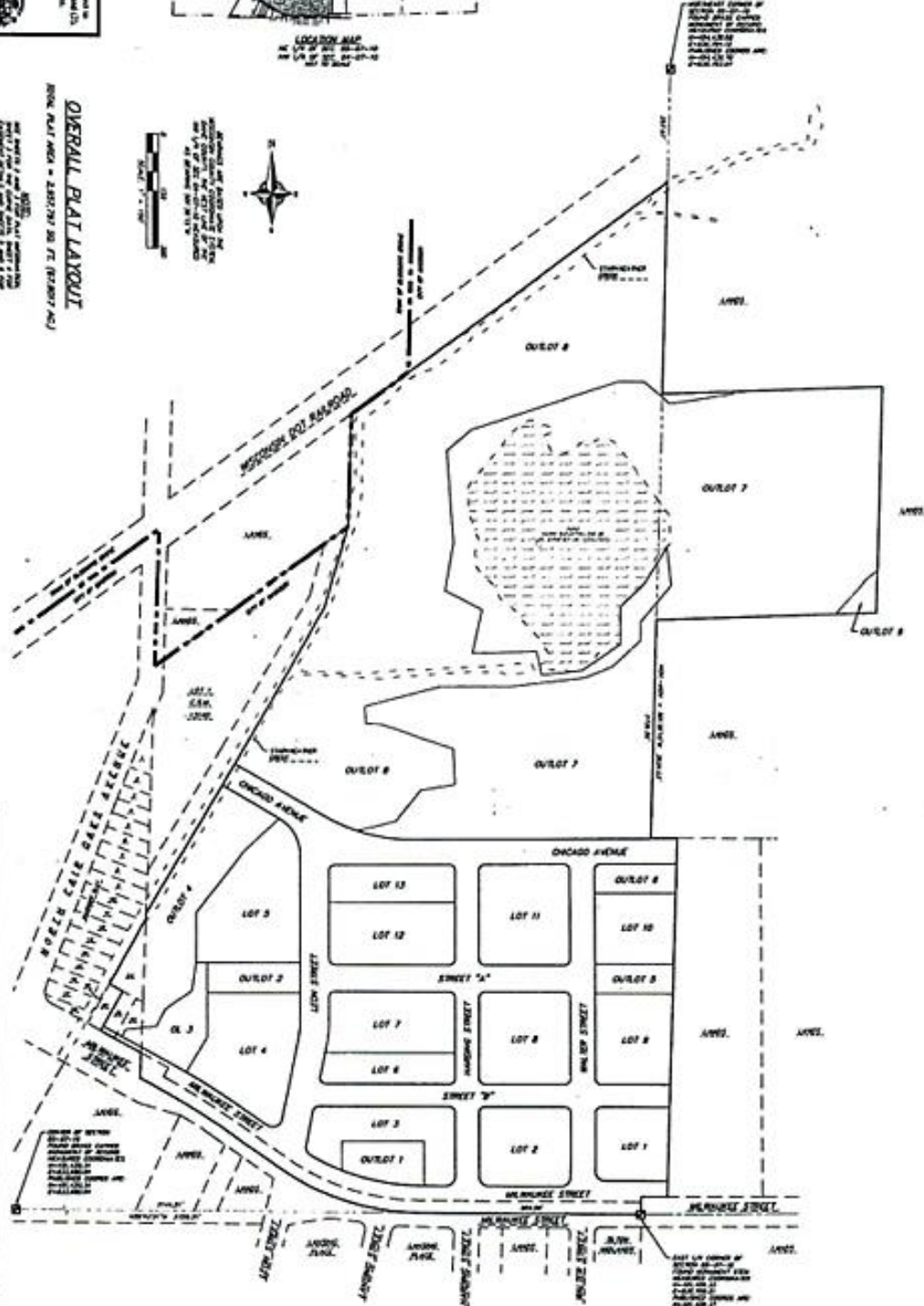
Certified _____ 20____

Department of Administration



OVERALL PLAT LAYOUT

100% Satisfaction Guarantee
 If you are not 100% satisfied with your purchase, we will refund your money. No questions asked.



Vierbücher

[illegible]

101

Sale 2 – 5429 County Highway Q, Town of Westport



Picture: Looking West from Highway Q; Taken 2/19/2023 By James Koch

Location: ~10.9 Miles Northwest

Grantor: Kippley Family Limited Partnership

Grantee: Ziegler Dairy Farms Inc.

Verified By: Public Records

Recorded: Doc. 5874522

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 2/10/2023

Legal Description: See the following page

Parcel #'s: 066/0809-194-8500-2; 066/0809-194-9101-3; 066/0809-193-8001-0; 066/0809-193-9201-1;
066/0809-194-9500-0; 066/0809-194-8000-7; 066/0809-194-9000-5; 066/0809-202-8001-5;
066/0809-202-8500-1

Sale Price: \$7,200,000

Date of Sale: 11/15/2022, Closed

Site Size: 329 acres, gross

Price/Acre: \$21,884

Improvements: Farmhouse & Farm Buildings

Zoning: A-1, Exclusive

Topography: Gently rolling with a couple hills

Terms: Cash to Seller

Type of Document: Warranty Deed

Financing: Conventional

Highest & Best Use: Agriculture/Future Development Potential

Intended Use: Agriculture

Conditions of Sale: Negotiated arm's length.

Description of Property: This is a large land tract that was purchased primarily for its agricultural productivity, but which also has future development potential. The property is located in the town of Westport between Waunakee and Middleton which are growing communities with a predominance of upper end housing. To the south is Bishop's Bay which is developing rapidly around that golf course and the village of Waunakee is located to the north which is a rapidly growing community. The zoning at sale

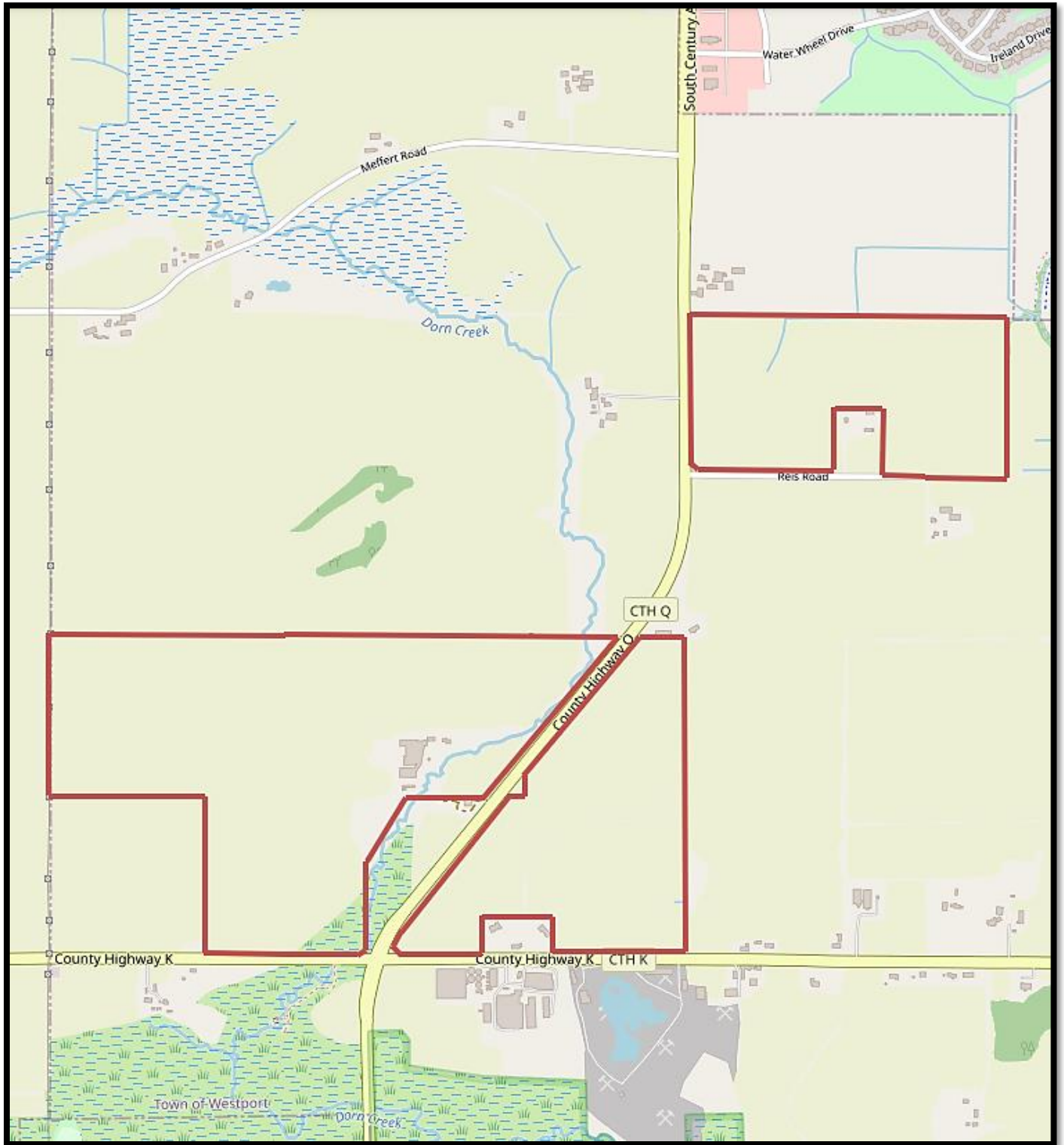
was A-1, Exclusive which is restrictive relative to development outside of agriculture and the land is further planned as a community separation zone between Waunakee and Middleton. However, long-term development potential is still present as the two communities grow to its existing development boundaries. Also note that the intersection of Highways K & Q is a potential location for North Mendota Parkway and this could become a major interchange. The land spans both sides of Highway Q north of Highway K and Dorn Creek runs through the land near the west side of Highway Q. There is a building set and those buildings are oriented to Dorn Creek. The farmhouse was built in 1900 per assessment records and it is two stories with GLA of 2,188 SF. There are four bedrooms and there are two bathrooms. Other farm buildings are also present. Per exterior appraiser inspection from the street, the buildings are functional, but not highly remodeled or with extremely high functional utility. The soils are above average in productivity with 80%+ rated for high inherent productivity or moderately-high inherent productivity via USDA Web Soil Survey. The parties involved were not available for direct confirmation. Ziegler Dairy Farm did answer a call and take a message after contacted for comment, but the message was not returned. Department of Revenue classifies the sale as usable, and the Kippley family has been selling off land in this area for an extended period of time which includes land sales to developers. Since the sale closed, a two-lot CSM has been created for very low density residential development, and one of those lots has sold. A restriction on further land divisions was required for that approval so it appears that annexation may be the only path to further development.

Legal Description for Sale 2

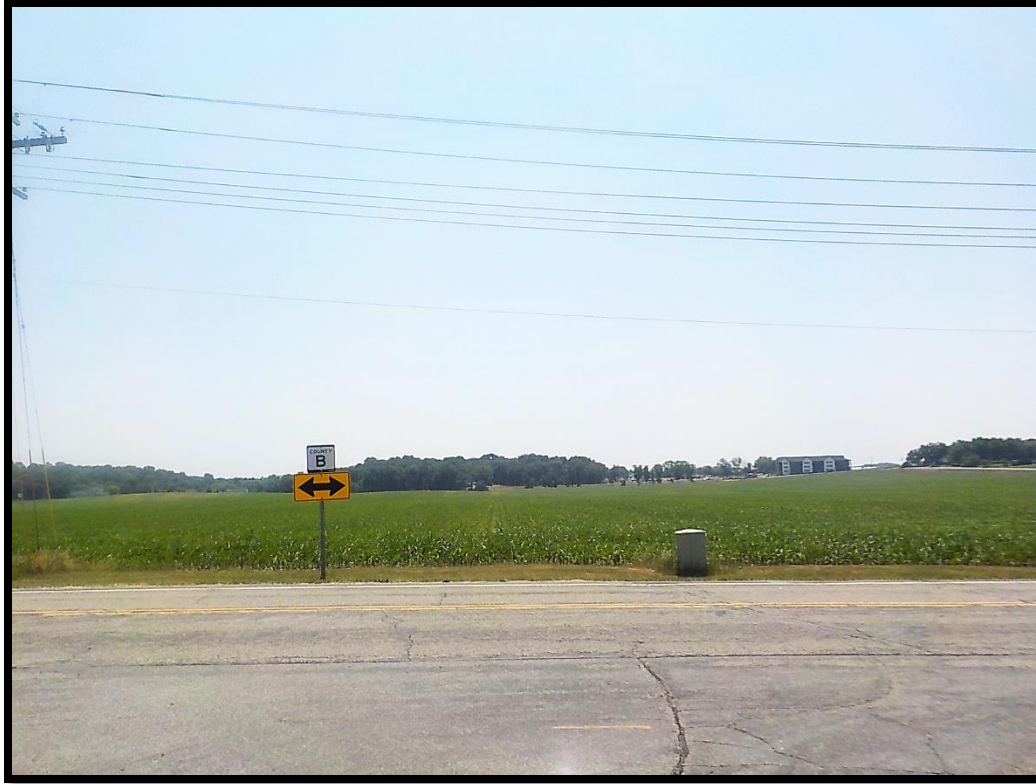
Parcel 1: All that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, lying Northwest of County Trunk Highway "Q". Parcel Identification Number: 066/0809-194-8500-2 Parcel 2: Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South 535.2 feet more or less to a point 792 feet North of the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence East 19 feet; thence North 31 degrees East 624.7 feet to the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence West 346.5 feet along said North line to the point of beginning. Parcel Identification Number: 066/0809-194-9101-3 Parcel 3: The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin. Parcel Identification Number: 066/0809-193-8001-0 Parcel 4: The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, except that part of the above described parcel conveyed to Dane County by Warranty Deed recorded in Volume 164 of records, Page 330, as Document No. 1260607, except that part of the above described parcel conveyed in Document No. 3970092. Parcel Identification Number: 066/0809-193-9501-0 Parcel 5: The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, EXCEPT the following described parcels: (1) Land conveyed to County of Dane by Warranty Deed recorded April 8, 1970, in Volume 168 of Records, page 218, as Document No. 1261869. (2) Land conveyed to County of Dane by Warranty Deed recorded March 3, 1975, in Volume 558 of Records, page 823, as Document No. 1421768. (3) That part of Certified Survey Map No. 4661 recorded in Volume 20 of Certified Survey Maps, page 241, as Document No. 1880806, lying within said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East. Subject to C.T.H. "K" and C.T.H. "Q". Parcel Identification Number: 066/0809-194-9500-0 Parcel Identification Number: 066/0809-194-8000-7 Parcel 6: The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, EXCEPT three parcels described as follows: (1) Beginning at a point on the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 40 rods North of the Southwest corner thereof; thence East 5 rods; thence North 8 rods; thence West 5 rods; thence South 8 rods to the point of beginning. (2) Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South along the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 535.5 feet; thence East 19.0 feet; thence North 31 degrees East, 624.7 feet to the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence West along said North line 346.5 feet to the point of beginning. (3) Land conveyed to County of Dane by Warranty Deed recorded April 8, 1970, in Volume 168 of Records, page 218, as Document No. 1261869. (4) Land conveyed to County of Dane by Warranty Deed recorded March 3, 1975, in Volume 558 of Records, page 823, as Document No. 1421768. (5) Land described in Warranty Deed recorded July 21, 1987, in Volume 10355 of Records, page 55, as Document No. 2033801. (6) That part of Certified Survey Map No. 4661 recorded in Volume 20 of Certified Survey Maps, page 241, as Document No. 1880806, lying within said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East. Subject to C.T.H. "K" and C.T.H. "Q". Parcel Identification Number: 066/0809-194-9000-5 Parcel 7: The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 8 North, Range 9 East, in

the Town of Westport, Dane County, Wisconsin, EXCEPT the following parcels: (a) Land conveyed to Dane County by Warranty Deed recorded March 18, 1970, in Volume 164 of Records, page 332, as Document No. 1260608. (b) Certified Survey Map No. 3217 recorded in Volume 12 of Certified Survey Maps, pages 304 and 305, as Document No. 1626989. (c) A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin, to wit: Commencing at the Southeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence West along the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 800 feet; thence North 300 feet; thence East parallel with said South line 800 feet to a point on the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South along said East line 300 feet to the point of beginning. Subject to C.T.H. "Q" and Reis Road. Parcel Identification Number: 066/0809-202-8001-5 Parcel 8: The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, EXCEPT Certified Survey Map No. 3217 recorded in the Dane County Register of Deeds office in Volume 12 of Certified Survey Maps, page 304, as Document No. 1626989; AND FURTHER EXCEPTING the South 16.5 feet. Tax Identification Number: 066/0809-202-8500-1 Parcel 9: A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, T8N, R9E, Town of Westport, Dane County, Wisconsin to-wit: Commencing at the Southeast corner of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence West along the South line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 800 feet; thence North 300 feet; thence East parallel with said South line 800 feet to a point on the East line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South along said East line 300 feet to the point of beginning. This parcel contains 5 acres +/- . Parcel Identification Number: 066/0809-202-8300-3 Parcel 10: The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin. Parcel Identification Number: 066/0809-193-8500-3 Parcel Identification Number: 066/0809-193-8100-0

Sale 2 – Parcel Map



Sale 3 – US Highway 51, City of Stoughton



Picture: Looking S from Highway B; Taken 6/20/2023 By James Koch

Location: ~14.3 Miles South

Grantor: Greenbriar Farms Limited Partnership

Grantee: STI Holdings, Inc.

Verified By: Rob Hostrawser, List & Sale Agent

Recorded: Doc. 5880494

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 6/19/2023

Legal Description: See the next page.

Parcel #'s: 281/0611-313-8102-2; 281/0611-314-9210-2; 281/0611-313-9002-2; 281/0911-313-9580-2;
281/0611-313-8502-2; 281/0611-313-8210-0

Sale Price: \$6,622,369

Date of Sale: 12/23/2022, Closed

Site Size: 184.62 Acres, Net

Price/Acre: \$35,870

Improvements: None

Zoning: PB, RH, I

Topography: Level to gentle roll

Terms: Cash to Seller

Type of Document: Warranty Deed

Financing: None Reported or Recorded

Highest & Best Use: Mixed-Use Urban Development

Intended Use: Mixed-Use Urban Development

Conditions of Sale: Negotiated arm's length.

Description of Property: This is a sale of a development property that is located in Stoughton at the corner of Highway 51 and Highway B. The property has a long history of development planning starting back in ~2007 as a site for big box retail development as a Walmart. That plan fell apart amid the recession at the time, but new planning is now active after this sale closed. The buyer is affiliated with Stoughton Trailers, Inc. who plans to build a corporate headquarters on ~7.9 acres. Other parts of the plan include mixed residential including townhouses/duplexes, flexible use lots and general commercial. The mixed residential

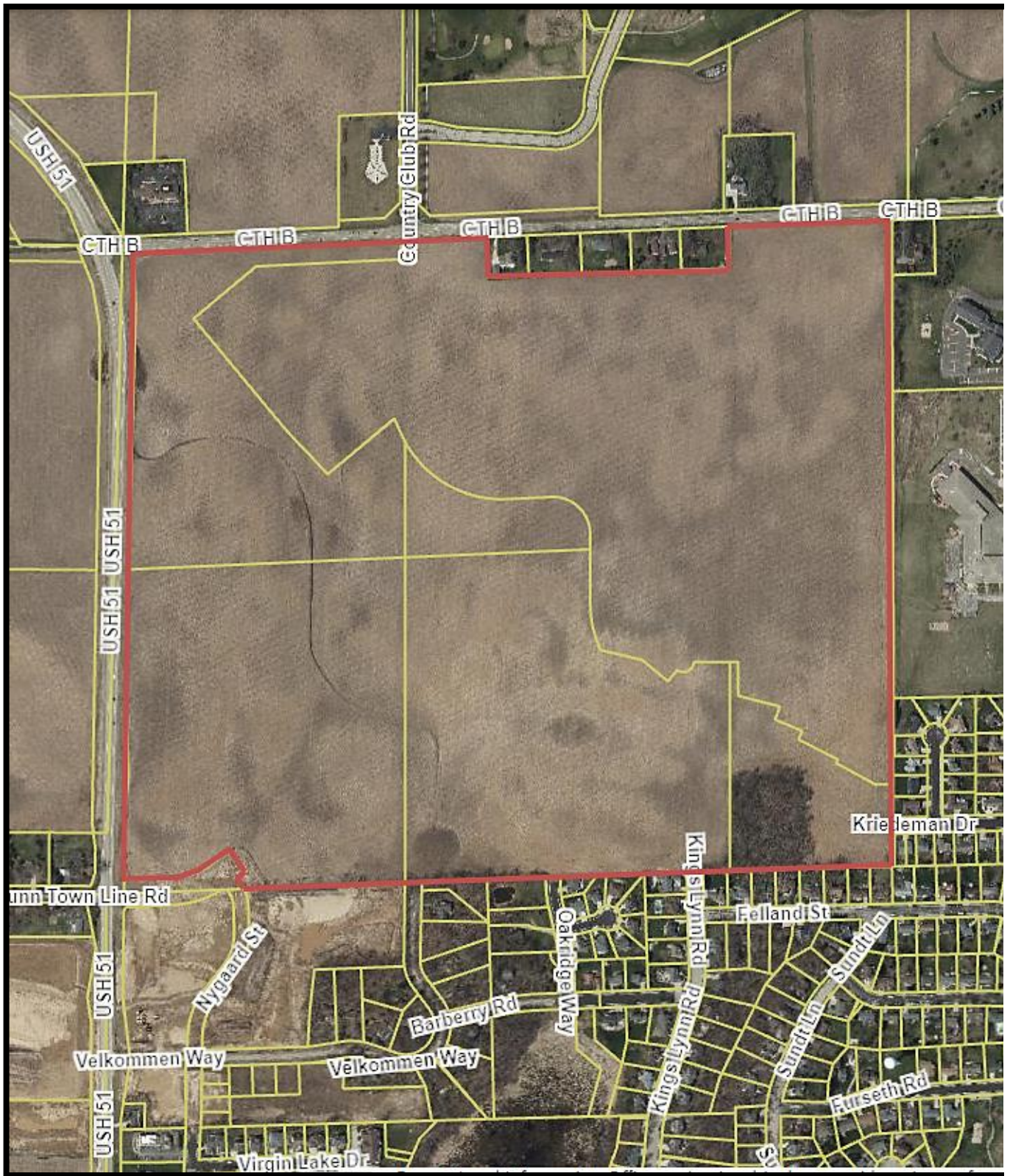
component on the plan is lower density overall with individual platted lots shown on the concept plan. A substantial park/open space component is also planned which is ~35 acres. Concept plans show an engineered lake within the open space area. The soils are predominantly upland type, but there are ~three acres of mapped wetlands. The property has been annexed for an extended period of time since ~2007 and municipal utilities are physically close, but an urban service area amendment was still needed at the time of closing but it has since been completed. The buyer was successful in negotiating a TID assistance package which will help with required infrastructure improvements for the Highway 51/Highway B intersection.

Legal Description for Sale 3

PARCEL I: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN. EXCEPTING FROM THE ABOVE LANDS THAT PART CONVEYED TO DEPARTMENT OF TRANSPORTATION IN VOL. 16366 OF RECORDS, PAGE 28, AS DOCUMENT NO. 2277685; AND TO DANE COUNTY IN VOL. 85 OF MISC., PAGE 473, AS DOCUMENT NO. 498377 AND VOL. 461 OF MISC., PAGE 394, AS DOCUMENT NO. 1180331. ALSO, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED APRIL 25, 2022 AS DOCUMENT NO. 5828799. ALSO, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED JULY 16, 2007 AS DOCUMENT NO. 4334073. PARCEL II: THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED AS SET FORTH IN WARRANTY DEED RECORDED IN VOL. 746 OF DEEDS, PAGE 486, AS DOCUMENT NO. 1057449, AND ALSO EXCEPT LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP 404, RECORDED IN VOL. 2 OF CERTIFIED SURVEY MAPS, PAGE 180, AS DOCUMENT NO. 1273929, AND ALSO EXCEPT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE NORTH 0°33'30" WEST, 2,437.25 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31 TO THE SOUTH LINE OF CERTIFIED SURVEY MAP 404, RECORDED IN VOL. 2 OF CERTIFIED SURVEY MAPS, PAGE 180, AS DOCUMENT NO. 1273929; THENCE SOUTH 87°16'46" WEST, 816.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 87°16'46" WEST, 163.00 FEET; THENCE NORTH 2°49'44" WEST, 200.39 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 31; THENCE NORTH 86°40'13" EAST, 163.01 FEET ALONG SAID 1/4 LINE; THENCE SOUTH 2°49'44" EAST, 202.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. ALSO, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED JULY 16, 2007 AS DOCUMENT NO. 4334073. PARCEL III: PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 84°45' EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 661.5 FEET; THENCE SOUTH 3°01' EAST, 2658.95 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 665.0 FEET TO THE WEST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE 2653.4 FEET TO THE POINT OF BEGINNING. ALSO, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED JULY 16, 2007 AS DOCUMENT NO. 4334073. PARCEL IV: PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 11 EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 SECTION; THENCE NORTH 86°41'12" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1131.24 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 86°41'12" EAST ALONG SAID NORTH LINE 349.82 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4431; THENCE SOUTH 02°49'22" EAST ALONG SAID WEST LINE 200.57 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 87°17'08" EAST ALONG SAID SOUTH LINE, THE SOUTH LINE OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 404 AND ITS EXTENSION 979.42 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 404; THENCE NORTH 00°33'08" WEST ALONG SAID EAST LINE 211.04 FEET TO A POINT AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31; THENCE NORTH 87°29'09" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 FOR A DISTANCE OF 661.50 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°37'56" EAST ALONG SAID EAST LINE 2190.36 FEET TO A POINT ON THE WEST

LINE OF STIKLESTAD HIGH POINT ADDITION TO NORSE VIEW HEIGHTS; THENCE SOUTH 00°34'02" EAST
 ALONG SAID WEST LINE 132.97 FEET TO A POINT; THENCE SOUTH 89°26'28" WEST 73.03 FEET TO A POINT;
 THENCE NORTH 62°05'35" WEST 181.50 FEET TO A POINT; THENCE NORTHEASTERLY 15.64 FEET ALONG THE
 ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 680.00 FEET, AND WHOSE
 CHORD BEARS NORTH 27°14'52" EAST 15.64 FEET TO A POINT; THENCE NORTH 63°24'40" WEST 180.00 FEET
 TO A POINT; THENCE NORTH 24°27'45" EAST 37.10 FEET TO A POINT; THENCE NORTH 67°39'50" WEST 120.00
 FEET TO A POINT; THENCE NORTHEASTERLY 56.33 FEET ALONG THE ARC OF A CURVE WHOSE CENTER
 LIES TO THE WEST, WHOSE RADIUS IS 380.00 FEET, AND WHOSE CHORD BEARS NORTH 18°05'22" EAST 56.28
 FEET TO A POINT; THENCE NORTH 76°09'26" WEST 173.44 FEET TO A POINT; THENCE NORTH 00°37'56" WEST
 137.23 FEET TO A POINT; THENCE SOUTH 89°22'04" WEST 180.00 FEET TO A POINT; THENCE SOUTHWESTERLY
 92.50 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS
 41.00 FEET, AND WHOSE CHORD BEARS SOUTH 64°00'12" WEST 74.10 FEET TO A POINT; THENCE SOUTH
 38°38'20" WEST 60.00 FEET TO A POINT; THENCE NORTH 51°21'40" WEST 95.53 FEET TO A POINT; THENCE
 NORTHWESTERLY 36.64 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST,
 WHOSE RADIUS IS 330.00 FEET, AND WHOSE CHORD BEARS NORTH 48°10'49" WEST 36.62 FEET TO A POINT;
 THENCE NORTH 77°00'00" WEST 177.52 FEET TO A POINT; THENCE NORTHWESTERLY 194.96 FEET ALONG
 THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 450.00 FEET, AND WHOSE
 CHORD BEARS NORTH 13°02'37" WEST 193.43 FEET TO A POINT; THENCE NORTH 00°37'56" WEST 281.36 FEET
 TO A POINT; THENCE NORTHWESTERLY 242.64 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO
 THE SOUTHWEST WHOSE RADIUS IS 150.00 FEET, AND WHOSE CHORD BEARS NORTH 46°58'22" WEST 217.04
 FEET TO A POINT; THENCE SOUTH 86°41'12" WEST 178.57 FEET TO A POINT; THENCE NORTHWESTERLY
 523.64 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS
 450.00 FEET, AND WHOSE CHORD BEARS NORTH 59°58'39" WEST 494.59 FEET TO A POINT; THENCE
 NORTHWESTERLY 81.55 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST,
 WHOSE RADIUS IS 950.00 FEET, AND WHOSE CHORD BEARS NORTH 24°10'57" WEST 81.52 FEET TO A POINT;
 THENCE SOUTH 68°16'36" WEST 3.20 FEET TO A POINT; THENCE SOUTH 49°41'12" WEST 349.75 FEET TO A
 POINT; THENCE NORTH 44°02'17" WEST 246.05 FEET TO A POINT; THENCE NORTH 40°18'48" WEST 587.02 FEET
 TO A POINT; THENCE NORTH 49°41'12" EAST 330.62 FEET TO A POINT; THENCE NORTH 86°41'12" EAST 593.51
 FEET TO A POINT; THENCE NORTH 03°18'48" WEST 109.44 FEET TO THE POINT OF BEGINNING.

Sale 3 - Parcel/Aerial Map



Sale 4 –4404 Hoepker Rd, City of Madison



Picture: Looking N from Hoepker Rd; Taken 6/20/2023 by James Koch

Location: ~3.1 Miles Northwest

Grantor: Donald G. & Juanita M. Hoepker Trust

Grantee: Prairie Creek I, LLC

Verified By: Mike Ring, List Agent

Recorded: Doc. 5880255

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 6/19/2023

Legal Description: See the next page.

Parcel #: 251/0810-094-0098-8

Sale Price: \$1,850,000

Date of Sale: 12/29/2022, Closed

Site Size: 33.52 Acres, Net

Price/Acre: \$55,191

Improvements: None

Zoning: A

Topography: Level to gentle roll

Terms: Cash to Seller

Type of Document: Warranty Deed

Financing: Conventional

Highest & Best Use: Multi-Family Development

Intended Use: Multi-Family Development

Conditions of Sale: Negotiated arm's length.

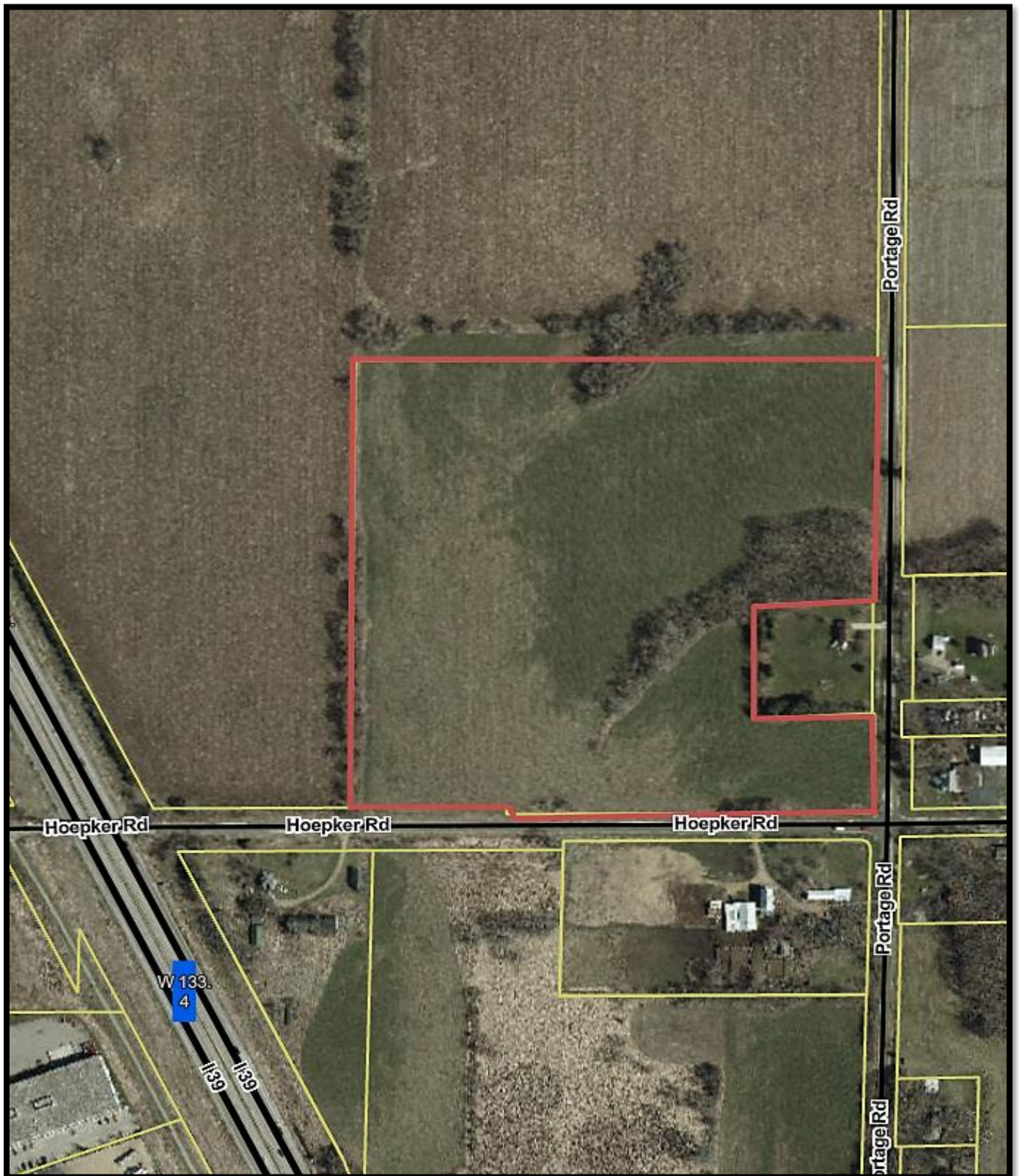
Description of Property: This is the sale of an apartment development parcel on the northeast side of Madison where the city is expanding into the town of Burke. This is an active area, but there is abundant land supply and it has grown at a slower pace than other parts of the Madison metro area. This property had been marketed for several years before this closing. The property is still not finally planned for development at this time, but the zoning has been changed to NMX & TR-U1, and a preliminary plat has been approved for 500 residential units + a small amount of commercial space. The property has an

intermittent stream with woods around it and hydric Radford Silt Loam soils. The preliminary plan has ~28 acres being developed with the balance being open space which is predominantly located along the intermittent stream. The plan also shows buildings on parts of the site with hydric soils, and it is therefore expected that additional site preparation will be needed to facilitate construction. The property is annexed and an Urban Services Area expansion was accomplished in early 2022 before this sale closed. Water/sewer extensions were planned for 2023 in conjunction with a public city project.

Legal Description for Sale 4

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, T8N, R10E, in the City of Madison (previously in the Town of Burke), Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of said Section 9; thence South 89°16 00 West along the South line of the Southeast $\frac{1}{4}$ of said Section 9 and the centerline of Hoepker Road, 948.83 feet; thence North 00°36 00 West, 33.0 feet to a point in the Northerly right of way line of Hoepker Road; thence South 89°24 00 West along said Northerly right of way line of Hoepker Road, 17.00 feet; thence North 00°36 00 West along said Northerly right of way line of Hoepker Road, 12.00 feet; thence South 89°24 00 West along the Northerly right of way line of Hoepker Road, 359.32 feet; thence North 00°08 01 East along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 9, 1,190.65 feet; thence North 89°16 00 East, 1,322.98 feet to a point in the center line of Portage Road, said point also being in the East line of the Southeast $\frac{1}{4}$ of said Section 9; thence South 00°00 21 West, along the East line of the Southeast $\frac{1}{4}$ of said Section 9 and the center line of Portage Road, 640.28 feet; thence South 86°52 22 West, along the North line of Lot 1, Certified Survey Map No. 8211, 333.00 feet; thence South 00°00 21 West along the West line of said Lot 1, 300.00 feet; thence North 86°52 22 East along the South line of said Lot 1, 333.00 feet to a point in the East line of the Southeast $\frac{1}{4}$ of said Section 9 and the center line of Portage Road; thence South 00°00 21 West along the East line of said Section 9, 296.21 feet to the point of beginning.

Sale 4 – Parcel/Aerial Map



Sale 5 – Highway PD, Town of Verona



Picture: Looking Southeast from Highway PD; Taken 09/05/2024 by James Koch

Location: ~17.1 Miles Southwest

Grantor: The Dorothy L. Dreger Revocable Living Trust Grantee: FRED-Verona Partners, LLC

Verified By: Austin Mautz, FRED Real Estate CFO Recorded: Doc. 5925682

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 9/4/2024

Legal Description: See the next page.

Parcel #: 062/0608-102-8501-0

Sale Price: \$5,200,000

Date of Sale: 9/25/2023, Closed

Site Size: 35.70 Acres, Net

Price/Acre: \$145,658

Improvements: Old House

Zoning: AT-35

Topography: Gently sloping

Terms: Cash to Seller

Type of Document: Trustee's Deed

Financing: Conventional

Highest & Best Use: Multi-Family Development

Intended Use: Multi-Family Development

Conditions of Sale: Negotiated arm's length.

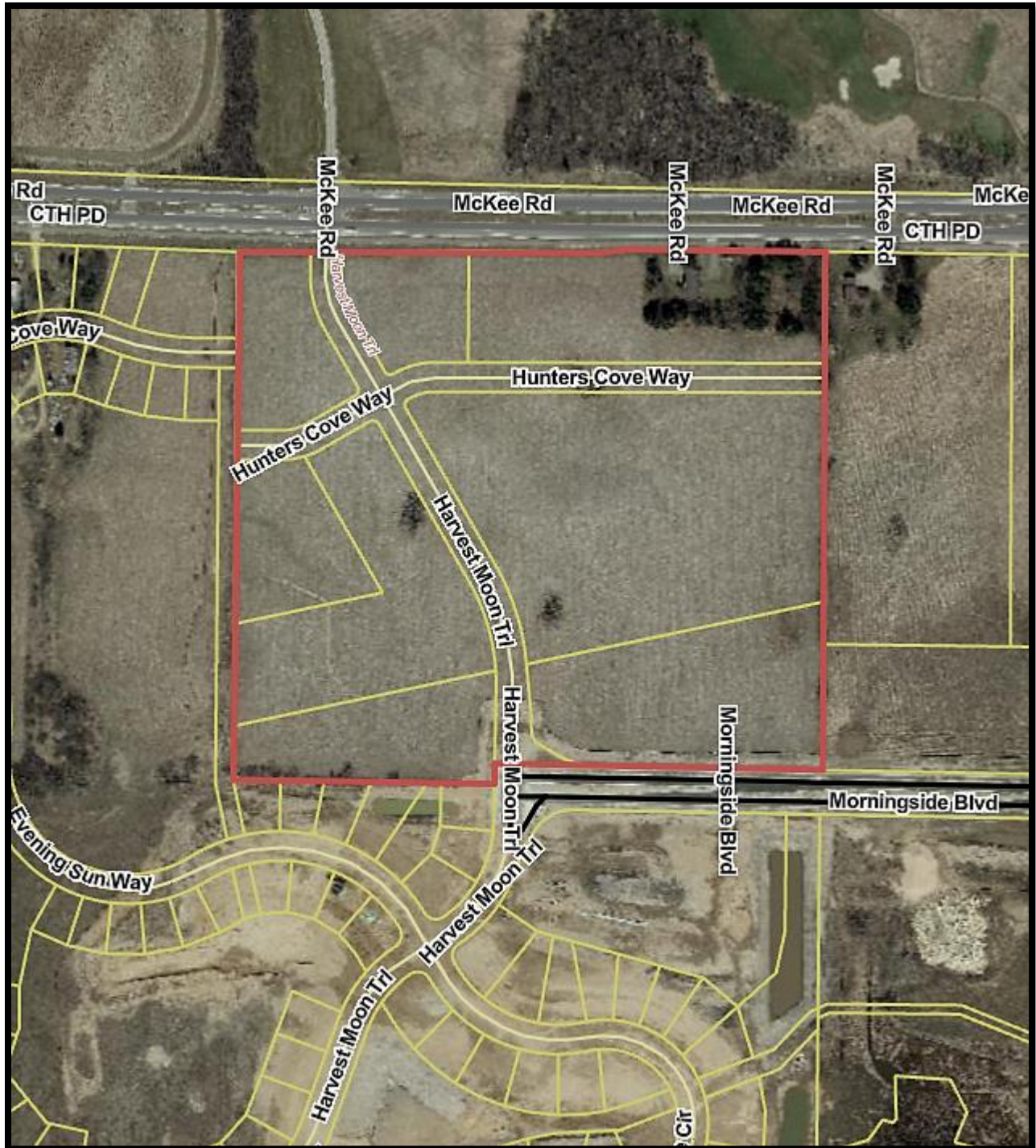
Description of Property: This is a sale of an apartment development parcel on the northwest side of Verona. This is a Verona expansion area where the city of Verona approaches the city of Madison. It is an area with considerable multi-family activity, but there is also strong residential appeal from the close proximity to the major Epic Systems employer. This is also near University Ridge Golf Course. This is historically an agricultural parcel that is now an apartment development property. The buyers completed all the formal planning, but there was comprehensive plan support for higher density. The plan that is now under

construction is for 409 units plus a commercial corner. The land is predominantly upland aside from a small .5 acre wetland. However, there are exceptional storm water management requirements and the site has been engineered to hold back to back 100-year flood events on site. As such, 7.15 acres are dedications for stormwater management. There is also a 1.96 acre parkland dedication. The property takes access from Highway PD and it ties into Morningside Blvd. which was constructed for Whispering Coves which is adjacent to the south.

Legal Description for Sale 5

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS BEING THE NORTH 20 RODS IN WIDTH OF THE EAST 40 RODS IN WIDTH OF SAID SECTION 10, SUBJECT TO PUBLIC HIGHWAY "PD" ALONG THE NORTHERLY SIDE THEREOF. THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, EXCEPT THE NORTH 20 RODS OF THE EAST 40 RODS THEREOF. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN TRUSTEE'S DEED RECORDED ON OCTOBER 31, 2018 AS DOCUMENT NO. 5451679. AND ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON JULY 20, 2021 AS DOCUMENT NO. 5752029.

Sale 5 – Parcel/Aerial Map



Sale 6 – Portage Rd, Town of Windsor



Picture: Looking South from Egre Rd; Taken 9/6/2024 by Sandy Harden

Location: ~4.7 Miles Northwest

Grantor: The William M. & Pamela I. Cooper Joint Revocable Trust

Grantee: Moss Oak Farm, LLC

Verified By: Dillon Muth, Sale Agent

Recorded: Doc. 5979844

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 9/4/2024

Legal Description: See the next page.

Parcel #'s: 196/0910-342-8310-7, 196/0910-341-9001-0; 196/0910-341-8500-8; 196/0910-342-9500-5

Sale Price: \$3,480,000

Date of Sale: 6/7/2024, Closed

Site Size: 116 Acres, Gross

Price/Acre: \$30,000

Improvements: None

Zoning: A-3

Topography: Gently sloping

Terms: Cash to Seller

Type of Document: Warranty Deed

Financing: Conventional

Highest & Best Use: Single-Family Development

Intended Use: Single-Family Development

Conditions of Sale: Negotiated arm's length.

Description of Property: This is a sale of a low-density suburban development parcel in Windsor. Windsor is an incorporated former township, but this property is situated in a low-density area that does not have urban services. The comprehensive plan designation is Conservation Residential which calls for a density of up to one dwelling unit/acre. The buyer is affiliated with Don Tierney who is a well-known developer

around the north side of Dane County which includes development history in Windsor and DeForest. The most probable development plan will be large lots at higher price points, and the plat will be supported by well-built parks. This is presently agricultural land and it is all tilled. The soils are predominantly upland, but there is a drainage area with partially hydric soils and the southeastern corner of the site abuts Token Creek. There are also hydric soils near the creek, but that would also provide a view amenity.

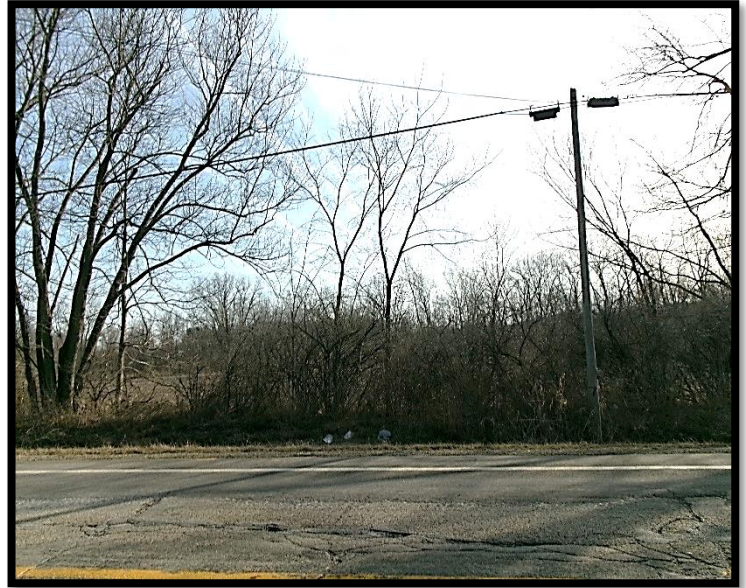
Legal Description for Sale 6

The West 1/2 of the Northeast 1/4 and all that part of the East 1/2 of the Northwest 1/4 lying East and South of the centerline of highways in Section 34, T9N, R10E, in the Village of Windsor, Dane County, Wisconsin, EXCEPT that part conveyed in Trustee's Deed recorded as Document No.

Sale 6 – Parcel/Aerial Map



Sale 7: 2275 County Road MM, Fitchburg



Picture: Looking East & West from Highway MM; Taken 2/26/2024 by James Koch

Location: ~13.1 Miles Southwest

Grantor: Aree V. Watts Trust

Verified By: Joe Armentrout List Agent

Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10

Verification Date: 2/21/2024

Legal Description: See below

Parcel #'s: 225/0609-244-8920-7; 225/0609-244-8710-1; 225/0609-243-8310-6; 225/0609-244-8501-4;
225/0609-244-9500-3; 225/0609-244-8000-0; 225/0609-243-8001-0

Sale Price: \$1,010,000

Site Size: 103 Acres

Improvements: Farmhouse, Garage, Old Barn

Topography: Rolling

Type of Document: Trustee's Deed

Highest & Best Use: As-Improved, Single-Family & Agriculture

Intended Use: As-Improved, Single-Family & Agriculture

Conditions of Sale: Negotiated arm's length.

Grantee: Rick L. & Judith Urban

Recorded: Doc. 5944064

Date of Sale: 1/24/2024, Closed

Price/Acre: \$9,806

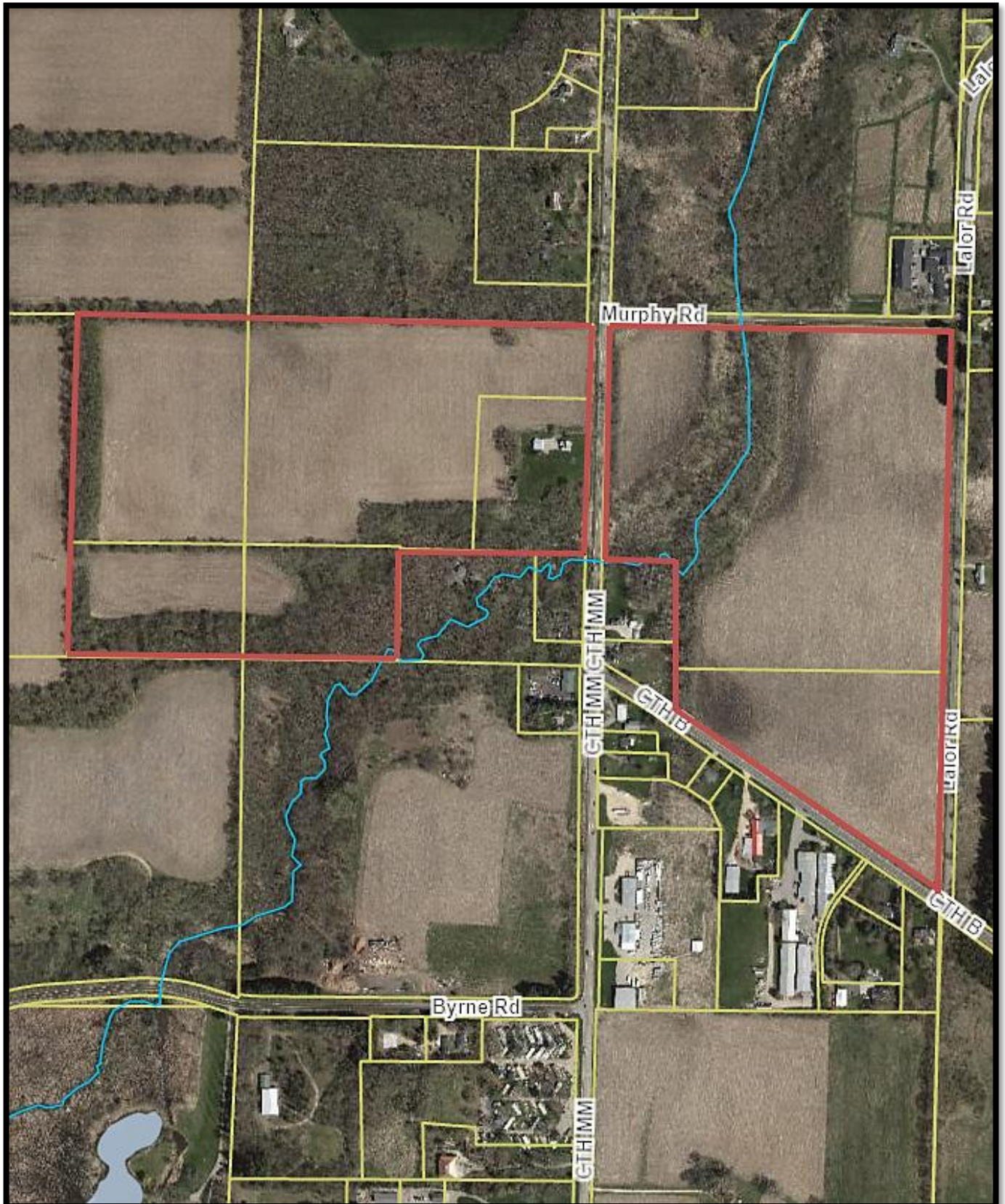
Zoning: A-X

Terms: Cash

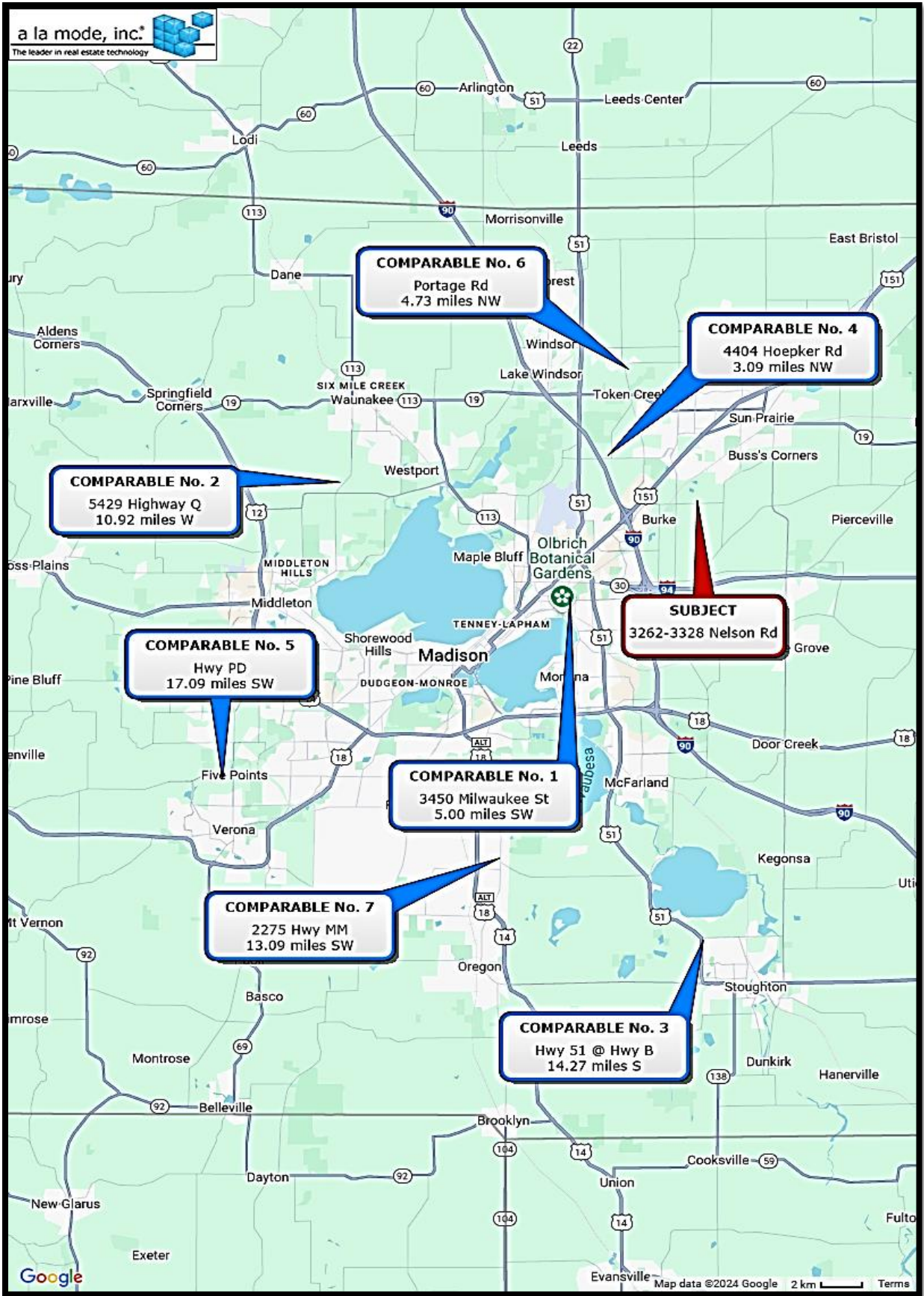
Financing: None Reported

Description of Property: This is a recent sale in the city of Fitchburg. Fitchburg is another incorporated former township and it has urban and suburban areas. This specific property is suburban/rural in location and it is situated on a mixed-use traffic corridor. Highway MM has residential development, but it also has a variety of commercial uses to include contractor shops, RV sales, and auto repair. This property has alignment to Oregon by school district. Fitchburg does not have its own school district and students in this location are part of the Oregon School District. This property has A-X (Exclusive Agriculture zoning) and it is encumbered with a conservation easement. There are no additional development rights available to it beyond the existing farmhouse as confirmed by the list agent. The farmhouse was built 1900 per MLS, and it has 1,728 SF for GLA, two bedrooms and two full bathrooms. There is a three-car detached garage and there is an old barn. The garage does have a loft for storage. There is hot water heat and there is no air conditioning. There is a three-season porch as an extra feature. The overall condition is average. It is a maintained, habitable house, but it is not highly upgraded. There is ~72 Acres tillable and the soils are productive. Murphy's Creek runs through the eastern side of the site and most of this 50 acre parcel is hydric or it has hydric inclusions.

Sale 7 – Parcel/Aerial Map



Comparable Sales Map



Sales Comparison Grid - Complete Acquisition/Before Acquisition Value									
	Subject	Sale #1	Adj.	Sale #2	Adj.	Sale #3	Adj.	Sale #4	Adj.
Property Address	Nelson Rd	3450 Milwaukee St		5429 Highway Q		Highway 51 @ Highway B		4404 Hoepker Rd	
Sale Price	NA	\$8,000,000		\$7,200,000		\$6,622,369		\$1,850,000	
Sale Price/Acre	NA	\$123,001		\$21,884		\$36,307		\$55,191	
Land Size (Acres)	295.00	65.04		329.00		182.40		33.52	
Transactional Adjustments									
Sale Date/Market Conditions	8/24, Value	8/24, Closed	0.0%	11/22, Closed	17.5%	12/22, Closed	16.7%	12/22, Closed	16.7%
Financing Terms	Assume Cash to Seller	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%
Conditions of Sale	Assume Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
Adj. Sale Price (\$/Acre)	NA		\$123,001		\$25,714		\$42,358		\$64,389
Physical Adjustments									
Location	Town of Burke (East Madison)/Sun Prairie	East Madison	-5.0%	Town of Westport	-5.0%	Stoughton	5.0%	East Madison	0.0%
Scale (Acres)	295.00	65.04	-34.5%	329.00	5.1%	182.40	-16.9%	33.52	-39.2%
Development Potential/Profile	Multi-Family (~80 Acres) Spec. Low Density Around Ponds or Open Space (~215 Acres) No Formal Plan	Multi-Family (~28 Acres) Open Space Around Pond (~37 Acres) Closed After Preliminary Plan	-18.0%	2 Single-Family Lots + Spec. Urban Development Possible North Mendota Parkway Interchange Dorn Creek	46.0%	Corporate Office/Mixed Res./Commercial (~147 Acres) Open Space (~35 Acres)	18.0%	Multi-Family (~28 Acres) Open Space (~6 acres) Construction Planned on Hydric Soils	0.0%
Improvements	Old House - Not Contributing	Old Houses & Misc. Ready Mix Structures - Not Contributing	0.0%	Habitable Average Condition House Numerous Average Farm Buildings	-3.0%	None	0.0%	None	0.0%
Other	Active Borrow Pit; Right-of-Way	Historic Mineral Extraction	0.0%	Right-of-Way	0.0%	NA	0.0%	NA	0.0%
Total Adjustments After Mkt Conditions/Terms			-57.5%		43.1%		6.1%		-39.2%
Adjusted Value (\$/Acre) =====>			\$52,283		\$36,806		\$44,946		\$39,135

Sales Comparison Grid - After Partial Acquisition Value

	Subject	Sale #1	Adj.	Sale #3	Adj.	Sale #4	Adj.	Sale #5	Adj.
Property Address	Nelson Rd	3450 Milwaukee St		Highway 51 @ Highway B		4404 Hoepker Rd		Highway PD	
Sale Price	NA	\$8,000,000		\$6,622,369		\$1,850,000		\$5,200,000	
Sale Price/Acre	NA	\$123,001		\$36,307		\$55,191		\$145,658	
Land Size (Acres)	96.00	65.04		182.40		33.52		35.70	
Transactional Adjustments									
Sale Date/Market Conditions	8/24, Value	8/24, Closed	0.0%	12/22, Closed	16.7%	12/22, Closed	16.7%	9/23, Closed	9.2%
Financing Terms	Assume Cash to Seller	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%
Conditions of Sale	Assume Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
Adj. Sale Price (\$/Acre)	NA		\$123,001		\$42,358		\$64,389		\$159,010
Physical Adjustments									
Location	Town of Burke (East Madison)/Sun Prairie	East Madison	-5.0%	Stoughton	5.0%	East Madison	0.0%	Verona	-10.0%
Scale (Acres)	96.00	65.04	-4.6%	182.40	13.0%	33.52	-9.4%	35.70	-9.0%
Development Potential/Profile	Multi-Family (~80 Acres) Spec. Low Density Around Ponds or Open Space (~16 Acres)	Multi-Family (~28 Acres) Open Space Around Pond (~37 Acres) Closed After Preliminary Plan	-10.0%	Corporate Office/Mixed Res./Commercial (~147 Acres) Open Space (~35 Acres)	80.0%	Multi-Family (~28 Acres) Open Space (~6 acres) Construction Planned on Hydric Soils	18.0%	Multi-Family (~27 Acres) Open Space (~9 Acres) Closed After Preliminary Plan	7.0%
Improvements	Old House - Not Contributing	Old Houses & Misc. Ready Mix Structures - Not Contributing	0.0%	None	0.0%	None	0.0%	Old House - Not Contributing	0.0%
Other	Active Borrow Pit; Right-of-Way; Access Easement	Historic Mineral Extraction	0.0%	NA	0.0%	NA	0.0%	NA	0.0%
Total Adjustments After Mkt Conditions/Terms			-19.6%		98.0%		8.6%		-12.0%
Adjusted Value (\$/Acre) =====>			\$98,839		\$83,852		\$69,945		\$139,857

Sales Comparison Grid - Acquisition as a Separate Entity

	Subject	Sale #2	Adj.	Sale #3	Adj.	Sale #6	Adj.	Sale #7	Adj.
Property Address	Nelson Rd	5429 Highway Q		Highway 51 @ Highway B		Portage Rd		2275 County Road MM	
Sale Price	NA	\$7,200,000		\$6,622,369		\$3,480,000		\$1,010,000	
Sale Price/Acre	NA	\$21,884		\$36,307		\$30,000		\$9,806	
Land Size (Acres)	199.00	329.00		182.40		116.00		103.00	
Transactional Adjustments									
Sale Date/Market Conditions	8/24, Value	11/22, Closed	17.5%	12/22, Closed	16.7%	6/24, Closed	1.7%	1/24, Closed	5.8%
Financing Terms	Assume Cash to Seller	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%	Cash to Seller	0%
Conditions of Sale	Assume Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
Adj. Sale Price (\$/Acre)	NA		\$25,714		\$42,358		\$30,500		\$10,378
Physical Adjustments									
Location	Town of Burke (East Madison)/Sun Prairie	Town of Westport	-5.0%	Stoughton	5.0%	Windsor	0.0%	Fitchburg	-10.0%
Scale (Acres)	199.00	329.00	6.5%	182.40	-0.8%	116.00	-4.2%	103.00	-4.8%
Development Potential/Profile	Speculation Low Density Around Ponds	2 Single-Family Lots + Spec. Urban Development Possible North Mendota Parkway Interchange Dorn Creek	0.0%	Corporate Office/Mixed Res./Commercial (~147 Acres) Open Space (~35 Acres)	-40.0%	Very Low Density Residential	-40.0%	1 Single-Family Conservation Easement	70.0%
Improvements	None	Habitable Average Condition House Numerous Average Farm Buildings	-5.0%	None	0.0%	None	0.0%	Habitable Average Condition House Garage & Barn	-11.6%
Other	Historic Mineral Extraction; Access Easement	Right-of-Way	0.0%	NA	0.0%	NA	0.0%	NA	0.0%
Total Adjustments After Mkt Conditions/Terms			-3.5%		-35.8%		-44.2%		43.6%
Adjusted Value (\$/Acre) =====>			\$24,819		\$27,181		\$17,034		\$14,905

Explanations of Adjustments

General

The sales are adjusted as a percentage of the \$/acre sale price since \$/acre is the most common reference in the market for larger land tracts. There are buildings in some cases, but they are all clearly secondary to the land value component. Differences in the values for the buildings are considered in the adjustment process.

Sale Date/Market Conditions

Market conditions adjustments are applied at 10%/year with simple calculations from the month of closing to the month of value. This is a rather strong adjustment, but there is good support for it. The following table provides market conditions pairings that show the 10%/year adjustments are reasonable.

Location	Sale Price	Sale Date	Size (SF or Acres)	\$/SF or \$/Acre	% Change	Years Elapsed & Change/Year
Lacy Rd Fitchburg	\$2,200,000	5/22, Closed	167,890	\$13.10	NA	1.8
2692 Botanical Dr Fitchburg	\$1,570,140	3/24, Closed	106,088	\$14.80	12.9%	7.19%
650 N Main St Oregon	\$1,100,000	9/22, Closed	165,528	\$6.65	NA	1.5
Hwy CC & Peterson Trl Oregon	\$1,200,000	3/24, Closed	124,279	\$9.66	45.3%	30.20%
6003 Midwood Ave Monona	\$220,000	6/23, Closed	8,843	\$24.88	NA	0.4
6003 Midwood Ave Monona	\$235,000	11/23, Closed	8,843	\$26.57	6.8%	17.05%
Spring Rose Rd Town of Verona	\$1,100,000	1/20, Closed	74.50	\$14,765.10	NA	3.60
Riverside Rd Town of Verona	\$1,200,000	8/23, Closed	37.93	\$31,637.23	114.27%	31.74%
2375 Lonnie Ln Sun Prairie	\$160,000	12/23, Closed	15,039	\$10.64	NA	0.60
2375 Lonnie Ln Sun Prairie	\$171,000	7/24, Closed	15,039	\$11.37	6.88%	11.46%

The first two pairings are multi-family sites. Lacy Rd is in Terravessa and Botanical Dr is a newer multi-family development in the same general part of Fitchburg. The Oregon pairing shows a strong value change, but the N Main St sale is a redevelopment site where additional costs may have been applicable for demolition and storm water management. The latter sale in Oregon is a subdivision site without those costs. Midwood Ave and Lonnie Ln are clean single-family lot pairings. The same lots sold two times within a short period and there were meaningful increases in the sales prices between the sale dates. The town of Verona pair has low density residential properties. This is another indicator of a strong value change, but there is also a longer time frame involved between sale dates.

The 10%/year adjustments specifically rely on 7.19%, 17.05% and 11.46% since they are considered the cleanest pairs and they show the most relevant time frames of relevance.

Financing/Conditions at Sale

No adjustments are considered necessary for financing or conditions of sale. These are all understood to be cash to seller transactions with conventional financing, if financing was used at all.

Location

Sales 4 & 6 are considered equal to the subject in location. Sale 4 is an east Madison site in an expanding urban area with positive location attributes consisting of access to employment and traffic linkages, but it is also an area with substantial land supply for potential future development. It is not an area where there is a shortage of potential development land. Sale 6 is similar as it is a site with northeastern Dane County orientation and positive location attributes, but also no benefit from maturity or shortage of potential development land.

Location adjustments are considered appropriate for the other sales and the location differences are explored in the following table.

Location			Location		
Property	Rent	% Change	Property	Rent	% Change
The Revere at Smith's Crossing Sun Prairie 1 Bedroom/1 Bathroom	\$1,495	-3.7%	The Revere at Smith's Crossing Sun Prairie 2 Bedroom/2 Bathroom	\$1,845	4.3%
Nexus @ Union Corners Madison 1 Bedroom/1 Bathroom	\$1,550	3.5%	The 51 Stoughton 2 Bedroom/2 Bathroom	\$1,765	-4.5%
The Revere at Smith's Crossing Sun Prairie 2 Bedroom/2 Bathroom	\$1,845	-6.2%	The Revere at Smith's Crossing Sun Prairie 1 Bedroom/1 Bathroom	\$1,495	-7.0%
Nexus @ Union Corners Madison 1 Bedroom/1 Bathroom	\$1,960	5.9%	Siena Ridge Verona 1 Bedroom/1 Bathroom	\$1,600	6.6%
The Revere at Smith's Crossing Sun Prairie 1 Bedroom/1 Bathroom	\$1,495	0.0%	The Revere at Smith's Crossing Sun Prairie 2 Bedroom/2 Bathroom	\$1,845	-13.8%
The Laurel at Kilkenney Waunakee 1 Bedroom/1 Bathroom	\$1,495	0.0%	Siena Ridge Verona 2 Bedroom/2 Bathroom	\$2,100	12.1%
The Revere at Smith's Crossing Sun Prairie 2 Bedroom/2 Bathroom	\$1,845	-2.7%	The Revere at Smith's Crossing Sun Prairie 1 Bedroom/1 Bathroom	\$1,495	-7.0%
The Laurel at Kilkenney Waunakee 1 Bedroom/1 Bathroom	\$1,895	2.6%	Irish Fields Fitchburg 1 Bedroom/1 Bathroom	\$1,600	6.6%
The Revere at Smith's Crossing Sun Prairie 1 Bedroom/1 Bathroom	\$1,495	1.3%	The Revere at Smith's Crossing Sun Prairie 2 Bedroom/2 Bathroom	\$1,845	-9.8%
The 51 Stoughton 1 Bedroom/1 Bathroom	\$1,475	-1.4%	Irish Fields Fitchburg 2 Bedroom/2 Bathroom	\$2,025	8.9%

The comparisons are focused on apartments since that is the dominant highest and best use for the subject. The pairings support the expectation that sale 1 is superior because it is a more mature area without readily available development land, sales 2, 5 & 7 are superior because Waunakee, Verona and Fitchburg are move up market areas, and sale 3 is inferior because Stoughton is more distant from the urban core of Madison. However, the rent differentials are not extreme. Rents tend to hold strong since there is a general shortage of apartment inventory in the Madison area. Furthermore, developers are experiencing strong absorption for all of these locations. The adjustments are 5%-10% as supported by the rent pairings. The subject is in Madison, but Revere at Smith's Crossing is the location analog since this is apartment physically very close to the subject on the opposite side of the rail corridor, it has a similar development layout to what is considered reasonable for the subject, and the subject is in Sun Prairie School District.

Size/Scale

This is an important adjustment because the subject is rather large in scale. There are a couple of competing concepts to sort out with the adjustment. The typical impact is decreasing returns to scale and lower unit values as the scale increases since larger scale relates to larger investment requirement and that can thin the number of effective buyers. There can also be higher risk of ownership for larger parcels which is mainly seen in development parcels since there is increased chance for greater market fluctuations as larger parcels are absorbed. For development parcels, longer absorption times with larger parcels relates directly to increased holding costs. The contrary points are an ability to control market share with larger land tracts, strong absorption characteristics for apartments, and planning flexibility with a larger assemblage. Scale pairs are presented in the following chart.

The following table provides pairings for consideration in the adjustments.

Scale							
Property	Sale Price	Sale Date	Size (Acres or SF)	\$/SF or \$/Acre	Scale Difference	% Change	% Change/Acre
905 Huxley St Madison	\$4,442,000	12/23, Closed	372,049	\$11.94	236,346	-1.38%	-0.26%
1003 Huxley St Madison	\$1,642,950	12/23, Closed	135,703	\$12.11	236,346	1.40%	0.26%
4780 Eastpark Blvd Madison	\$4,719,866	9/23, Closed	496,828	\$9.50	446,272	-15.51%	-1.51%
5454 Buttonwood Dr Madison	\$568,450	6/24, Closed	50,556	\$11.24	446,272	18.36%	1.79%
414 Highway 89 Town of York	\$4,500,000	4/22, Closed	413.43	\$10,885	383.39	33.46%	0.09%
Welhert Rd Town of Portland	\$245,000	12/23, Closed	30.04	\$8,156	383.39	-25.07%	-0.07%
Erb Rd Town of Springdale	\$2,650,000	12/22, Closed	248.84	\$10,649	181.84	-4.87%	-0.03%
Spring Rose Rd Town of Springdale	\$750,000	4/23, Closed	67.00	\$11,194	181.84	5.11%	0.03%

The pairings show scale impacts in all cases, but the impacts are more pronounced for the top two pairings. It is also noted that these are the sites that are construction ready. The construction ready sites have sale prices at full retail values so there is a higher cost to holding the land relative to each unit of land. On larger sites, there is typically a tax benefit from lower assessments and there is more margin for profits in the future to cover holding costs as lots are brought to market. There may also be an interim productivity period which could be agriculture or in the subject's case productivity from mineral extraction activities. The ultimate conclusion is that the scale impacts are more moderate in this case, but the value opinions are still higher than the \$10,000/acre +/- sale prices in the lower pairings. The adjustments are applied at .15%/acre for the complete/before and after acquisition grids since there is a higher density development focus and price points are higher, but it is still lower in the overall range from the pairings since none of these properties are development-ready in profile. The adjustments are moderated to .05%/acre in the acquisition as a separate entity scenario since this there are lower prices involved and the largest sale on Highway Q has strong agricultural productivity.

Development Potential/Profile

This is an important adjustment because there can be significant value swings based on development potential and profile. The subject has positive development potential influence for ~80 acres since the two X ~40 acre parcels along Nelson Rd have residential planning with medium and high-density designations. The ~215 acres to the north is in a higher-risk/speculation development category. There would be incentive to try to work something out with the planning authorities since the land is scenic and homes could be spaced amongst the scenic ponds similar to what has been done nearby in Smith's Crossing or Autumn Lake. There are some hydric soils on the 215 acres, but much of the land has physical opportunity based on field observations, soil maps, flood plain maps, etc. However, there is risk because of the open space land use designation which means development is not expected from a planning perspective at this time. There would be incentive to try, but that outcome is not known at this point in time. The fallbacks in a flat out denial scenario for a development proposal is to hold and try again, parkland dedication to enhance density or offset fees for the apartment land, or private recreation. Development potential impacts are explored with the following sales.

Development Potential Impacts					
Property	Sale Price	Sale Date	Size (Acres)	\$/Acre	% Change (\$/Acre)
Egre Rd Town of Bristol	\$1,495,000	4/22, Closed	39.9	\$37,469	19.9%
Lonnie Ln Sun Prairie	\$1,100,000	12/21, Closed	35.2	\$31,250	-16.6%
4882 High Rd Town of Springfield	\$12,160,000	6/22, Closed	128	\$95,000	13.9%
Highfield Reserve Fitchburg	\$5,837,500	7/22, Closed	70	\$83,393	-12.2%
2692 Botanical Dr Fitchburg	\$1,570,140	3/24, Closed	2.44	\$643,500	272.2%
2647 Botanical Dr Fitchburg	\$307,725	4/24, Closed	1.78	\$172,879	-73.1%
Highway PD Town of Verona	\$5,200,000	9/23, Closed	35.7	\$145,658	104.9%
Highway PD Town of Verona	\$2,700,100	5/23, Closed	37.98	\$71,093	-51.2%
Egre Rd Town of Bristol	\$1,495,000	4/22, Closed	39.9	\$37,469	70.4%
6802 E Buckeye Rd Madison	\$769,900	11/22, Closed	35.01	\$21,991	-41.3%

The first pairing involves development properties in Sun Prairie. The site on Lonnie Ln is being developed as Serenity Estates at Token Creek and it has a substantial open space component that is benefitting the sale prices on the lots around it. The Egre Rd sale is being developed as Heyday Sun Prairie and it does not have

an unusual amount of open space. It does have apartments, but it is not extremely dense as the format is rowhouse with one-story units.

The High Rd land sale in Springfield has been annexed into Middleton and it is mixed density with some apartments, but also a large amount of single-family. Highfield Reserve is a single-family sale to Veridian.

The Botanical Dr pairing shows a density impact at the retail level for shovel ready sites. The higher priced sale is an apartment site and the lower priced sale is a town/row house sale.

The Highway PD pair includes sale 5 as a multi-family reference and a single-family development sale in the same immediate area. These are larger bulk sales where developers installed the infrastructure.

The last pairing is a risk pairing. The Egge Rd sale is reused since it is a residential development site with typical amount of open space. The Buckeye Rd property is deferred since utilities are physically distant from the parcel, and it has a large amount of its area designated as environmental corridor. This property will most likely require plan changes for development which is similar to what would be needed for the north part of the subject property.

Sale 1 is very similar to the subject in that it has apartment density on part of the property, but it also has open space designation for a significant amount of its land area. For sale 1, planning has advanced to the point where it is known that most of the open space will be dedicated to the public and the dedications will benefit parkland development fees. For the subject complete/before, there is a lower percentage for apartment land than sale 1 and larger open space/speculation land. The subject is ~27% apartment land whereas the sale is ~43% apartment land. The starting point for the adjustment considers 16% difference X -50% impact = -8%. The 50% impact keys off the Highway PD pairing since those are larger scale development parcels. Sale 1 also closed after preliminary plan approvals and there is advanced certainty on ~1,050 units over the 28 acres buildable. This is a density of 37.5 units/acre. The subject has potential for this density, but it is not certain either in its as-is position. There is 40-70 units/acre planning designation for part of the site, but there are also 6-20 units/acre planning areas. This is also gross density and roads would need to be platted and dedicated. The sale is in a better risk position having closed after all the planning was completed. It also has better access to municipal services. An additional 10% adjustment factor is added to account for risk for a -18% total adjustment. This is not a full 40% adjustment as shown by the Egge Rd/Buckeye pair because there is planning support for the apartment component, but there is a risk factor to consider nonetheless. For sale 1 after the partial acquisition, the subject has an improved position relative to total productivity since it has 83% apartment land whereas the sale is at 43%. However, the sale has land to dedicate to benefit development fees and lower risk by closing after planning had advanced. A downward adjustment is applied at 10%.

Sale 2 is inferior to the subject in the complete/before scenario where the subject property has apartment land. The adjustment is $27\% \times 100\% = 27\%$ + $27\% \times 70\% = 18.9\%$ (rounded to 19%) = 46% total adjustment. The first calculation is 27% of the subject that is apartments X 100% benefit as shown by the PD pairing + 70% for planning certainty on that component as shown by the Egge Rd/Buckeye Rd pair X 27% apartment land component. For the acquisition as a separate entity, sale 2 is neutral. The acquisition has open space land use designation which is similar to the acquisition as a separate entity. The subject has scenic appeal for any development format that could evolve, but the sale has agricultural productivity.

Sale 3 has a buyer generated development plan for a corporate office with mixed uses around it. The sale closed when the property was in an unplanned status. A sizeable ~35 acre park is planned for the central part of the site which may have a pond as a view amenity. There is more development land than the subject, but

there is not the same density on the residential component as compared to the subject. Highway commercial can certainly produce strong retail values, but absorption would be longer than apartments. There is relatively low demand for office land at this point since it is a sagging market after Covid-19. For the subject total/before, there is a -17% impact on the wetland difference as shown by the Sun Prairie pair involving the subdivision on Token Creek. The subject is 73% open space designation whereas the sale is 19%. This part of the adjustment is $54\% \times -17\% = -9\%$. The subject has 100% benefit on 27% as previously calculated which is 27%. The final adjustment is $+27\% - 9\% = +18\%$. There is simply more apartment demand than office and the residential component is lower density. For sale 3 in the after partial acquisition scenario, the upward adjustment is expanded because the subject is now 83% apartment land in this scenario and the open space is reduced to 17%. The adjustment calculation is $-17\% \times 17\% = -3\% + 100\% \times 83\% = 83\% = +80\%$ adjustment. For sale 3 in the acquisition as a separate entity, a downward adjustment is appropriate since the subject has risk to achieving any development opportunity. The downward adjustment is 40% per the risk pairing (Egre Rd/Buckeye Rd).

Sale 4 shows more land area for apartment construction now that there is a preliminary plan (27% vs. 84%), but it does not have land that will be a benefit to parkland dedication fees. Buildings are also being planned for parts of the site that have hydric soils and that is likely to introduce extra development costs. The sale is left neutral in the complete/before acquisition scenario, and it is adjusted up by 18% in the after partial acquisition scenario to balance the higher proportion of upland buildable for the subject in that scenario. This sale sold unplanned and the buyer has completed all planning that has been completed since the closing.

Sale 5 is a reference for the after partial acquisition scenario since it is an apartment development site with larger scale. It has a relatively lower amount of apartment land as compared to the subject in that scenario, but this is another sale the closed after planning had advanced. However, the overall density there is ~15 units/acre on the buildable portion which is very reasonable relative to the apartment planning designations for the subject. The upward adjustment is 7% which accounts is 7% difference in apartment land $\times$ 100% benefit.

Sale 6 is a reference for the acquisition as a separate entity because it is lower density site which is the best case scenario for the acquisition if it were a separate entity. However, it has comprehensive plan support for development and it is therefore lower risk than the subject. The downward adjustment is 40% which is based on the risk pairing (Egre Rd/Badger Rd.)

Sale 7 is a reference for the acquisition because it has restrictions on use. The subject is restricted by land use plans, but land use plans can be and commonly do change over time. Furthermore, a denial doesn't mean a plan change wouldn't be brought up again at a later date if/when political environments change. The sale has a conservation easement and that is a permanent restricted into perpetuity. The upward adjustment is 70% which is based on the risk pairing (Egre Rd/Badger Rd).

Improvements

The subject has an old house, a garage and a foundation from a barn, but they are not contributing to market value. These improvements are already planned for demolition since they are in poor condition, and they are situated where there is high density planning. The buildings on the subject would prohibit a maximized development plan. Sales 1 & 5 are similar in that there are older houses and/or miscellaneous buildings that will be removed. No adjustments are applied since there are no high-cost demolitions and it is common for developers to consider this as a routine development cost. Sales 3, 4 & 6 are vacant and they do not have any improvements to address. No adjustments area applied. Sales 2 & 7 have contributing buildings/houses and downward adjustments are applied. An older farmhouse at 5623 Woodland Dr in the town of Westport sold in 4/23 for \$480,000. This is the Waunakee market area and a similar location to sale 2. The house is a

little larger than the house on sale 2, but the sale has miscellaneous outbuildings. The land value estimate is \$225,000 for the lot with 5623 Woodland Dr based on a sale of 1124 Reese Trl which is in Arboretum Village. The improvements value is therefore \$255,000. This value is converted to adjustment by dividing by the subject size and then by the transactional adjusted sale price. The farmhouse for sale 7 was built in 1900 per MLS, and it has 1,728 sf of GLA, two bedrooms and two full bathrooms. There is a three-car detached garage and there is an old barn. The garage does have a loft for storage. There is hot water heat and there is no air conditioning. There is a three-season porch as an extra feature. The overall condition is average. It is a maintained, habitable house, but it is not highly upgraded. An average condition Victorian home at 238 N Main St in Oregon that was built in 1887 sold in 11/23 for \$344,000. It has a size of 1,677 SF, three bedrooms and two bathrooms. There is a three-car detached garage. There is not a three season porch, but it does have a deck and a fenced yard. There is an extra bedroom, but it does not have a barn. This is deemed a reasonable comparison for the improvements on Highway MM. The land value estimate is \$105,000 based on the sale of 306 Kasander Way in Oregon Parks. It has a similar lot size to N Main St. The improvements value extraction is \$239,000 which is \$344,000 - \$105,000 land value estimate. This value is converted to adjustment by dividing by the subject size and then by the transactional adjusted sale price.

Other

This is a line for other factors that are considered relevant, but not already addressed in previous areas of the grid. However, in the end, no adjustments are deemed necessary.

The subject has an active borrow pit, but that is deemed neutral. This is an avenue for interim productivity and some of the material could potentially be used for construction activities, but there are also reclamation and grading requirements that accompany the extraction area, and it is observed in the local market that extraction properties tend to sell at “across the fence” values. See highest and best use for additional details. The subject also has right-of-way, but it is negligible in relation to total size, and it is not expected to materially impact apartment density. Sale 1 has a history of mineral extraction so there is a data crossover there and sale 2 also has right-of-way.

An access easement would be granted to the acquisition in a partial acquisition scenario. However, it is not a material encumbrance to the remainder. There is already a drive lane which will remain functional and public streets are expected in the future as the property is developed. There is no specific benefit to the partial acquisition as a separate entity since the sales all have access and a conveyance is not possible without access.

Correlation & Value Conclusions

- ***Total Acquisition & Before Acquisition Value***

Sale 1 is very reliable. It is a current closing for a property that has a very similar background to the subject. It has a history involving mineral extraction, there is apartment density, and there is open space with a pond. Sale 2 is an upper bracket on total scale and it has open space planning inputs. Sale 3 is another larger scale property with urban development highest and best use. Sale 4 is a property with apartment potential, but also some physical limitations.

The adjusted range is \$36,806-\$52,283/acre. Sale 1 is most reliable since it is very recent and it is very physically similar to the subject. There was extended marketing time leading up to that closing, but this report is using Yellow Book standards that mandates a reasonable exposure time as opposed to a specific exposure time. In addition, part of the delay was negotiating the development plans and its position in the planning process was considered in the adjustment process. The complete acquisition value and the before acquisition value is \$50,000/acre. The rounded \$50,000/acre conclusion also considers that this is the top of the market indicator with no other adjusted value above ~\$45,000/acre.

\$50,000/acre X 295 acres = \$14,750,000.

- ***After Partial Acquisition***

Sale 1 is still very reliable since it is recent, it has a multi-family development focus and it has a history that is associated with mineral extraction. Sale 3 is a scale bracket. Sales 4 & 5 are larger tracts with multi-family development potential. The adjusted range is a bit wide in this scenario from \$69,945-\$139,857/acre. Sale 4 is lower, but it is also a more dated sale, and it has more questionable soils. Sale 5 is higher, but Verona is a strong market area bolstered by rapid growth and economic stability from Epic Systems. It is reasonable to emphasize sale 1 again as a recent reliable sale, and in this scenario it is a central indicator within the adjusted range. The concluded value after the partial acquisition is \$98,000/acre. This value conclusion also considers that there is another adjusted value at a higher level, the scale is smaller and the developer would not have to carry the higher risk land component.

\$98,000/acre X 96 acres = \$9,408,000. Rounded to \$9,410,000.

- ***Acquisition as a Separate Entity***

For the separate entity, sale 2 is reliable since it is a large land tract with planning restrictions. Sale 3 is also a larger land tract in an urban development path. Sale 6 is recent and it has very low development density potential. Low density is what is anticipated for the acquisition as a separate entity, if planning obstacles can be overcome. Sale 7 is more restricted than the subject since it has a conservation easement into perpetuity. It shows marketability for properties with substantial restrictions, but it has essentially no chance for development to ever evolve.

The adjusted range is reasonable from \$14,905-\$27,181/acre. Sale 1 is ultimately deemed most reliable in this scenario since a large tract an urban growth path, but it has planning restrictions. The value conclusion for the acquisition as a separate entity is \$25,000/acre.

\$25,000/acre X 199 acres = \$4,975,000.

It is acknowledged that the preceding values of \$9,000,000+ are above the sale prices from the comparable sales in whole dollars. This is a function of the total subject size and apartment density potential which is a land profile with very high demand. These are not unprecedented sale prices for the Madison market or even this general area. It is concluded that there is economic capability for a transaction to close at these values. Core Campus Madison closed on a redevelopment transaction approaching \$30,000,000 in downtown Madison in 2021. Kwik Trip purchased 150 acres in 2024 for more than \$14,000,000. This is land in a different development profile (commercial/industrial/distribution), but it shows that there are market participants with the capability and willingness to invest at these price points on the north side of Dane County. Completed apartment projects have sold for more than \$80,000,000 indicating there is an avenue to develop apartments with feasibility.

FINAL VALUE OPINIONS

The previous sales comparison values are the relevant final value opinions for this assignment. The cost and income approaches are not applicable as described previously in Scope of Work. The sales comparison values are organized in the following chart.

Scenario	Value
Complete Acquisition/Before Partial Acquisition Value	\$14,750,000
After Partial Acquisition Value	\$9,410,000
Difference - Value Indicator for Partial Acquisition	\$5,340,000
Partial Acquisition as a Separate Entity	\$4,975,000

It is my opinion that the market value associated with a complete/total acquisition of the subject property is the sales comparison value of \$14,750,000.

For the partial acquisition, there is a convergence on the value indicators (before-after or separate entity), but the before and after acquisition scenario is slightly higher. This is not entirely surprising since there is improved use potential for the acquisition when it is tied to the whole since a larger master plan could be established that may result in more flexibilities for productivity. The open space also has the potential to either enhance density overall and/or offset development fees. It is my opinion that the market value associated with a partial acquisition of 199 acres is \$5,340,000. There is not a divergence between Yellow Book and Chapter 32 standards in this case. Yellow Book mandates before and after compensation which produces the value conclusion. Chapter 32 requires a separate entity test, but if the before and after calculation is higher, the owner is entitled to that compensation.

The value opinions are effective August 21, 2024, the date of appraiser inspection of the property. The ownership interest associated with the value opinions is fee simple.

Extraordinary Assumptions

There is an extraordinary assumption that the site sizes described in this report are accurate. No surveys were made available and the appraiser is not an expert in surveying. Client estimates have been used in this case, and they are deemed reliable, but the value opinions may be impacted if the site sizes are not accurate.

It is also an extraordinary assumption that seller Madison Crushing and Excavating, Inc. would provide an access easement in the partial acquisition scenario in this assignment. The client authorized this assumption in the engagement materials. It is further assumed that the access easement would initially follow an existing gravel driveway, but it would also be subject to change if public rights-of-way were established. The easement was confirmed with property contacts at the time of appraiser inspection of the property. The extraordinary assumption is deemed reliable, but the value opinions may be impacted if it is not valid.

SEVERANCE AND SPECIAL BENEFITS

The valuation procedures have ultimately concluded that there is a severance damage of \$365,000 which is associated with the removal of planning flexibility as a result of the acquisition. This is the difference between the before and after calculation, and the value as a separate entity. No other severance damages have been identified.

Special benefits are not applicable since any open space acquisitions would benefit the public at large. If a developer of the remainder were not the owner of open space land to dedicate to the public, there would be a requirement to pay fees in lieu which is similar to any other developer.

LIMITING CONDITIONS: The Appraiser's Certification is subject to the following conditions:

1. The Appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. Appraiser assumes that the title is good and marketable and, therefore, will not render opinions about the title. Appraiser has not completed a full title search nor was one provided to the Appraiser. The property is appraised on the basis of it being under responsible ownership and is appraised in fee simple ownership or leased fee ownership where the property is under lease. The legal description is assumed to be correct and subject only to the easements recorded with the deed to the property.
2. If there are improvements, the Appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements, and the sketch is included only to assist the reader of the report in visualizing the property and understanding the Appraiser's determination of its size.
3. The Appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the Appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The Appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. For properties with improvements, the Appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The Appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the Appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable and has assumed that there are no such conditions but makes no guarantees or warranties, express or implied, regarding the condition of the property. The Appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the Appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered to be an environmental assessment of the property. The client is urged to retain an expert in this field, if desired.
7. The Appraiser has not made a specific compliance survey and analysis of this property to determine conformity with the Americans with Disabilities Act (ADA) which became effective January 26, 1992. 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 the Appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property, except as specifically stated in the report. The Appraiser also makes no representations regarding building code compliance. The client is urged to retain an expert in this field, if desired.
8. The Appraiser obtained information, estimates, and opinions that are expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The Appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
9. The Appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice or as required by the Appraisal Institute.
10. Appraiser has based the appraisal report & valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of improvements will be performed in a workmanlike manner.
11. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the Appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the Appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state. The Appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CERTIFICATION BY THE APPRAISER: The undersigned does hereby certify that, except as otherwise noted in the appraisal report:

1. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
2. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the Limiting Conditions specified herein.
3. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
4. I have no present or contemplated future interest in the subject property, and neither my current nor future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
5. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
6. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. This report is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute and the State of Wisconsin.
7. I have personally inspected the interior and exterior areas of the subject property. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property. I personally inspected the subject property on August 21, 2024. I have performed no services, as an appraiser or in any other capacity, regarding the subject of this appraisal within the three years immediately preceding this engagement.
8. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

9. It is my opinion that the market value associated with a complete/total acquisition of the subject property is \$14,750,000. It is my opinion that the market value associated with a partial acquisition of 199 acres is \$5,340,000. The value opinions are effective August 21, 2024, the date of appraiser inspection of the property. The ownership interest associated with the value opinions is fee simple.

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A handwritten signature in black ink that reads "James R. Koch". The signature is written in a cursive, flowing style.

James R. Koch
Wisconsin Certified General Appraiser #1138-10
9/6/2024

APPRAISAL QUALIFICATIONS

James Koch

Wisconsin Certified General Appraiser #1138-10

Employment Experience:

June 2012 - Present

Partner - Scott Appraisal, LLC

Residential and Commercial Real Estate Appraiser

5025 Old Middleton Road

Madison, WI 53705

August 1998 - May 2012

Residential and Commercial Real Estate Appraiser

Scott Appraisal Company

Madison, WI

September 1997 - May 1998

Student Hourly

Wisconsin Geographic and Natural History Survey

Madison, WI

May 1997 - August 1997

Summer School Tutor for Remedial Students

Madison Metropolitan School District

Madison, WI

Summers of 1995 & 1996

Assistant Electrician

Electrospec

Rib Lake, WI

General Education:

Bachelor of Science - December 1999

UW-Madison

High School Diploma - May 1994

Rib Lake High School

Appraisal Courses Completed at UW-Madison:

Business 306, The Real Estate Process

Business 445, Valuation of Real Estate

Business 415, Real Estate Finance

Appraisal Institute Courses Completed:

USPAP, Uniform Standards of Professional Appraisal Practice

Course 320, General Applications

Continuing Education Seminars (Selected By Relevance & Date - Since 2013):

7-Hour National USPAP Update Course, August 2022
Appraisal of Industrial and Flex Buildings, September 2021
Appraisal of Fast Food Facilities, August 2021
Understanding Luxury Home Features, March 2021
7-Hour National USPAP Update Course, July 2020
Uniform Appraisal Standards for Federal Land Acquisitions, October 2019
7-Hour National USPAP Update, October 2018
Complex Properties: The Odd Side of Appraisal, May 2018
The Basics of Expert Witness for Commercial Appraisals, November 2017
Real Estate Finance, Value, and Investment Performance, September 2017
7-Hour National USPAP Update, November 2016
Analyzing Operating Expenses, August 2016
Mold, Pollution and the Appraiser, October 2015
12th Annual Condemnation Appraisal Symposium, June 2015
AAA: Appraisals, Adjustments and Approaches, March 2015
Site Inspection and Market Analysis Issues, November 2014
7-Hour National USPAP Update Course, March 2014
Appraising Unique and Complex Properties, September 2013
Loss Prevention for Real Estate Appraisers, March 2013
7-Hour National USPAP Update, March 2013

Clients:

Associated Bank	Old National Bank
Bank of Sun Prairie	Oregon Community Bank
BMO Harris Bank, N.A.	Park Bank
Capitol Bank	Starion Financial
City of Madison	State Bank of Cross Plains
City of Middleton	Summit Credit Union
City of Sun Prairie	TCF Bank
Dane County	Town of Windsor
DMB Community Bank	U.S. Bank, N.A.
Farmers Savings Bank	U.S. Marshals Service
Farmers & Merchants Bank	Village of Waunakee
First Business Bank	Waunakee School District
Great Midwest Bank	Waterstone Mortgage
Greenwoods State Bank	Waunakee School District
Groundswell Conservancy	Wisconsin Community Bank
Hooper Corporation	Wisconsin Department of Employee Trust Funds
Johnson Bank	Wisconsin Department of Natural Resources
McFarland State Bank	Wisconsin Department of Transportation
Middleton-Cross Plains School District	Woodtrust Bank, N.A.
Monona State Bank	WPS Community Bank
Mound City Bank	

Numerous private clients and attorneys.

Qualified as an Expert Witness in Dane County Circuit Court

Member, Wisconsin Realtors Association and National Association of Realtors

License

NO. 1138 - 10

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

James R Koch

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)

in the State of Wisconsin in accordance with Wisconsin Law

on the 18th day of December in the year 2001.

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



A handwritten signature in black ink, appearing to read "D. H. Koch", written over a horizontal line.

DSPS Secretary



Madison Parks Division

330 E. Lakeside St.
Madison, WI 53715
608-266-4711 • cityofmadison.com/parks

**MADISON
PARKS**

Date: June 5, 2026

To: Mayor Rhodes-Conway and All Alders

From: Lisa Laschinger, Assistant Parks Superintendent

CC: Finance Committee and Board of Park Commissioners

Re: Land Acquisition- Madison Crushing Property, Town of Burke

Greetings Mayor and All Alders,

The proposed resolution, Legislative File ID #93444, authorizes the acquisition of certain properties owned by Madison Crushing and Excavating, Inc. ("Seller"), including four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Road, and a portion of two tax parcels both addressed as 5185 Reiner Road, all of which are located in the Town of Burke and the City of Sun Prairie ("Subject Property"). The proposed acquisition will result in the preservation of approximately 200 acres of naturalized reclaimed pit and quarry land, including quality ponds. The Subject Property has long been identified as potential parks and public open space to be preserved. The Seller has indicated they will be ceasing quarry and pit operations within the next five years, and they are interested in selling this land in a manner consistent with various adopted plans.

Collaboration with Dane County

The owners of the Subject Property first approached Dane County Land and Water Resources Department (the "County") about acquiring the land for park and open space purposes. The County is interested in the land being preserved but is not interested in having long-term ownership and responsibility for the Subject Property. The County approached the Parks Division about potential for collaboration in the acquisition of the Subject Property. The Parks Division recommends that it is in the best interest of the City to pursue this acquisition to conserve significant acreages of quality natural areas. Upon closing, the Parks Division will pursue cost sharing through the Dane County Conservation Fund grant.

Town of Burke Implications

Parts of the Subject Property are currently located in the Town of Burke, which will be attached to the City of Madison by 2036 under the Burke Cooperative Plan. As the Seller ceases operations in the near future, the remainder of the Seller's property not contemplated in this transaction is anticipated to be developed consistent with the Reiner Neighborhood Development Plan, which includes a significant amount of mixed residential development. All of this development will be within the Madison municipal services area and residents will need access to public park spaces.

Relevant Plans

Multiple plans support the City's acquisition of this land for park and open space purposes. The 2018 adopted Comprehensive Plan for the City of Madison recommends that the City *"Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings and Improve and preserve urban biodiversity through an interconnected greenway and habitat system."* The 2023 adopted Reiner Neighborhood Development Plan recognizes a portion of the Subject Property as a future recommended park that will help connect to the larger natural resource and recognizes that *"approximately 200-acre area located north of Nelson Road is recommended as a Regional Natural and Recreation Area."* The Northeast Area Plan adopted in 2024 includes a recommendation that the Parks Division *"[i]mprove access to publicly-owned natural areas to provide passive recreation opportunities."* The 2024 Sustainability Plan includes recommendations that the City prioritize preservation and restoration of urban natural areas and jointly plan preservation of open spaces and woodlands with neighboring communities and Dane County. The 2025-2030 Park and Open Space Plan recommends that the Parks Division, *"[i]mprove public access to lakes and waterways; [p]rotect and enhance natural resources; and [p]ursue regional solutions to regional issues."* In addition, the Dane County 2025-2030 and previous Park and Open Space Plan identify the Subject Property as being within the Glacial Drumlin Natural Resource Area and identifies the potential for collaboration with the City in terms of planning with the Madison Parks Division for a new future recreation park in the Northeast quadrant of county. The proposed acquisition will conserve natural resource areas, provide recreational opportunities and provide expanded park access to future Madison residents once the surrounding area develops.

Results of Appraisals

Appraisals were obtained by Dane County and the Seller to value the Subject Property, which includes a mix of developable land, wetlands, and open water. Due to differing appraisal mythologies and opinions, the appraised values ranged widely from \$25,000 per acre in the Dane County appraisal to \$45,000 per acre in the Seller's appraisal. In March 2025, the Seller officially offered to accept a negotiated price of \$30,000 per acre for the Subject Property, totaling \$6,000,000.

The County approached the Parks Division about the City's interest in pursuing acquisition and ownership of Subject Property. Staff from the City's Office of Real Estate Services reviewed the appraisal reports provided by Dane County and the Seller, and concurred that the blended purchase price of \$30,000 per acre was reasonable, as the Seller's appraised unit value was not supported by the comparable sales. Both reports used standard accepted appraisal procedures, with the value variances being attributed to differences in selected comparable sales and differences in opinion about the highest and best use of the Subject Property.

Environmental Considerations of Site

The Subject Property is land reclaimed from a gravel pit, stone quarry and related operations. The City is including a 90-day due diligence period in which it will investigate site environmental considerations. The City has included a due diligence period within the proposed Purchase and Sale Agreement which will include standard environmental testing and further review of any existing remediation records. The outcomes of this investigation will determine if any further action or adjustments are needed.

Public Access Easement

The Subject Property is currently entirely land-locked, meaning there is not direct access from a street or road. As such, as a condition of the acquisition, in order to allow the property to be used by the City and the public alike, it will be necessary for the Seller to grant a Public Access Easement ("Easement") to the City to provide access from Nelson Road across the Seller's remaining property to the Subject Property. Of note, the Seller will continue to have quarrying operations in this area for the next couple of years. To meet this need, the Easement will allow for the Seller to retain rights to the easement area for the use of the access as an operational driveway. As a condition of this access, and to protect ongoing operations, the Sellers shall construct a woven wire fence along both sides of the gravel drive and gates will be installed for the Seller's operations to allow their access across their remaining property. The Seller has agreed to install the fence within 30 days of closing, and the City will pay \$50,000 at closing, which is the estimated cost the City would incur to install the fence. As the Seller's quarry operations wind down, it is anticipated that the remaining property will eventually be developed with residential uses, at which time public access will likely be taken off of a future dedicated street, the fence may be removed by the relevant developer, and the City will release the Easement. The proposed Purchase and Sale Agreement defines roles and responsibilities pertaining to the Easement.

Funding for the Acquisition & Ongoing Maintenance

The proposed acquisition will be entirely funded through Park Land Acquisition funds, which can only be used for acquiring parkland. In addition, the costs for the owner to complete a site survey (\$8,275) and install fencing and gate for the access easement (\$50,000) will be paid at time of closing. The Park Land Acquisition funds are

generated from the collection of Park Land Impact Fees paid by new residential development to support park access needs as the City grows. These funds can only be used for park land acquisition purposes. Sufficient authority exists within the Land Acquisition Major (MUNIS Major #17128) of the Parks Division's Adopted Capital Budget. No additional appropriations are required at this time for the acquisition. Future improvements to the park would be addressed through the Parks Division's Capital Budget request. Operational resources to maintain the Subject Property would be addressed through future requests within the Parks Division's Operating Budget and will be dependent upon park amenities that are developed on site.

Future Development of Subject Property

The Parks Division has no immediate plans to redevelop the land and anticipates that the Subject Property will remain largely in its current natural state. Any redevelopment of the land will require significant financial resources. Significant public engagement would be required to plan for any future improvements. The primary goal of this acquisition is to ensure that this large area of natural land is preserved for parks and recreation purposes to meet current and future recreation needs of the community for generations to come.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is entered into as of the ____ day of May, 2026, by and between the **City of Madison**, a Wisconsin municipal corporation (“Buyer”) and **Madison Crushing & Excavating, Inc.** or its assigns (“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”, or each a “Party”) hereto covenant and agree as follows:

1. The Property. The Buyer shall purchase and the Seller shall sell and convey by Special Warranty Deed (“Deed”) its fee simple interest to the real property located in the Town of Burke and City of Sun Prairie, Wisconsin, together with all improvements located thereon (collectively, the “Property”), as described on attached Exhibit A and illustrated on attached Exhibit B. The parties will adopt the legal descriptions for the Property set forth in the Title Commitment and the Survey.
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 Six Million and no/100 (\$6,000,000.00) 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 material documents in the Seller’s actual possession or control relating to the physical and environmental condition of the Property.

- b. Within five (5) business day after the Seller's execution of this Agreement, the Seller shall order a title insurance commitment ("Title Commitment") from First American Title Insurance 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 (or any update thereto) discloses any conditions, restrictions, liens, encumbrances, easements or covenants which in the Buyer's reasonable opinion would adversely affect the Buyer's intended use, the Seller shall have ten (10) business days from the date the Buyer notifies the Seller of such defects to make a good faith effort to cure such defects and furnish an updated title commitment showing such defects cured or removed. If Buyer fails to notify Seller of any title defects within thirty (30) days after the Title Commitment is issued, then Buyer will be deemed to have approved and accepted the condition of title to the Property as set forth in the Title Commitment (but Buyer shall have the right to object to any new matters that arise in the gap between the date of the Title Commitment and Closing). If such defects in title are not cured within thirty (30) days, the Buyer may, at its option, within ten (10) business days following the thirty-day cure period, terminate this Agreement.
- 6. Limited Representations and Warranties; AS-IS Condition. Except as otherwise expressly provided in this Agreement, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall rely 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 sixty (60) 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. In the event said, review, tests or inspections disclose matters which would make the Property unsuitable for the Buyer's intended use, the Buyer may terminate this Agreement by providing written notice to the Seller prior to the end of the Due Diligence Period.
 - b. 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 ten (10) business days from the date the Seller receives such notice, unless the Parties agree in writing to another date.
 - c. The Due Diligence Period in this Agreement may be extended upon written agreement of the Parties.
- 8. Inspections and Testing.

- a. The Buyer and the Buyer's authorized agents, contractors, surveyors 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 Environmental Site Assessment report ("ESA") and related testing, soils testing, boundary survey and any other inspections or testing deemed necessary by the Buyer. Access shall be at reasonable times with advance notice to the Seller. Buyer shall indemnify Seller for any material damage to the property caused by Buyer or its agents (but not for the mere discovery of preexisting conditions).
 - b. In the event Buyer's Phase 1 ESA recommends a Phase 2 ESA, the Buyer may notify the Seller in writing of its desire to extend the Due Diligence Period if necessary to conduct such investigation, together with the scope of work. 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 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.
9. Title Insurance. The Seller shall provide to the Buyer, at the Seller's expense, within ten (10) days prior to Closing, an updated title commitment in its final form from 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. Prior to Closing, the Buyer shall notify the Seller in writing of any valid objections to title that remain after review of the draft title commitment provided pursuant to Paragraph 5b. 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 be void.
10. Survey. Any boundary 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, 2026 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. Buyer will reimburse Seller for cost to complete survey at time of closing. Cost is estimated to be \$8,275.
11. Access Easement Agreement. The Parties shall execute and deliver to Title Company on or before Closing, an Access Easement Agreement granting permanent access from Nelson Road to the Property over portions of the property currently owned by the Seller, in the form of Exhibit C, attached. The dimensions of the of the Access Easement area shall be determined, as agreed upon between the buyer and seller, to permit the buyer to include the Easement Area as part of the boundary survey of the Property.

12. Closing.

- a. Closing shall occur on or before ten (10) business 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, conducted by the Title Company issuing the commitment for title insurance, either in person or remote, unless the Parties agree in writing to an alternate Closing location.
- b. The Seller agrees to execute and deliver to the Buyer at Closing the Deed, reviewed and accepted by the Buyer prior to Closing, 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; easements; recorded building and use restrictions and covenants, and the title exceptions permitted under Paragraphs 5b, 9, and 10 above.
- 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. The Seller shall pay any and all broker commissions or fees due in connection with the sale of the Property.
- 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.
- j. All other costs charged by the Title Company to facilitate Closing shall be equally shared between the Parties.

2. Representations. The Seller represents and understands the following:

- 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. To the best of Seller's knowledge, there are no parties in possession of any portion of the Property as tenants at sufferance or trespassers.
 - c. No Lessees. The Seller will represent that the Property is not currently leased and the Seller will agree 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, and through the date of Closing, without the prior written consent of the Buyer.
3. 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 and shall not be merged therein.
 - c. Entire Agreement. This Agreement will contain 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 or email 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 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.
- 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.

[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 _____ 202__.

Drafted by the City of Madison Office of Real Estate Services

Project No. 13221

Signatures continue on the following page

SELLER: MADISON CRUSHING & EXCAVATING, INC.

By: _____ Date: _____
(Signature) William Ziegler

State of _____)
) ss.
County of _____)

Personally came before me this _____ day of _____, 2026, the above named
_____ (name), _____ (title), 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 expires: _____

EXHIBIT A

Description of the Property

Parcel 014/0810-241-8500-1 (except the south 10 acres to be retained by Seller)

SEC 24-8-10 NW1/4 NE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-242-8000-5 (except the south 10 acres to be retained by Seller)

SEC 24-8-10 NE1/4 NW1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-9000-4

SEC 13-8-10 SW1/4 SE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-8730-3

SEC 13-8-10 PRT NW1/4 SE1/4 LYG S OF RR R/W

Town of Burke, Dane County, WI

Parcel 014/0810-134-9500-9

SEC 13-8-10 N3/4 SE1/4 SE1/4

Town of Burke, Dane County, WI

Parcel 014/0810-134-8000-6

SEC 13-8-10 PRT NE1/4 SE1/4 LYG S OF RR R/W

Town of Burke, Dane County, WI

Parcel 282/0810-131-9790-2

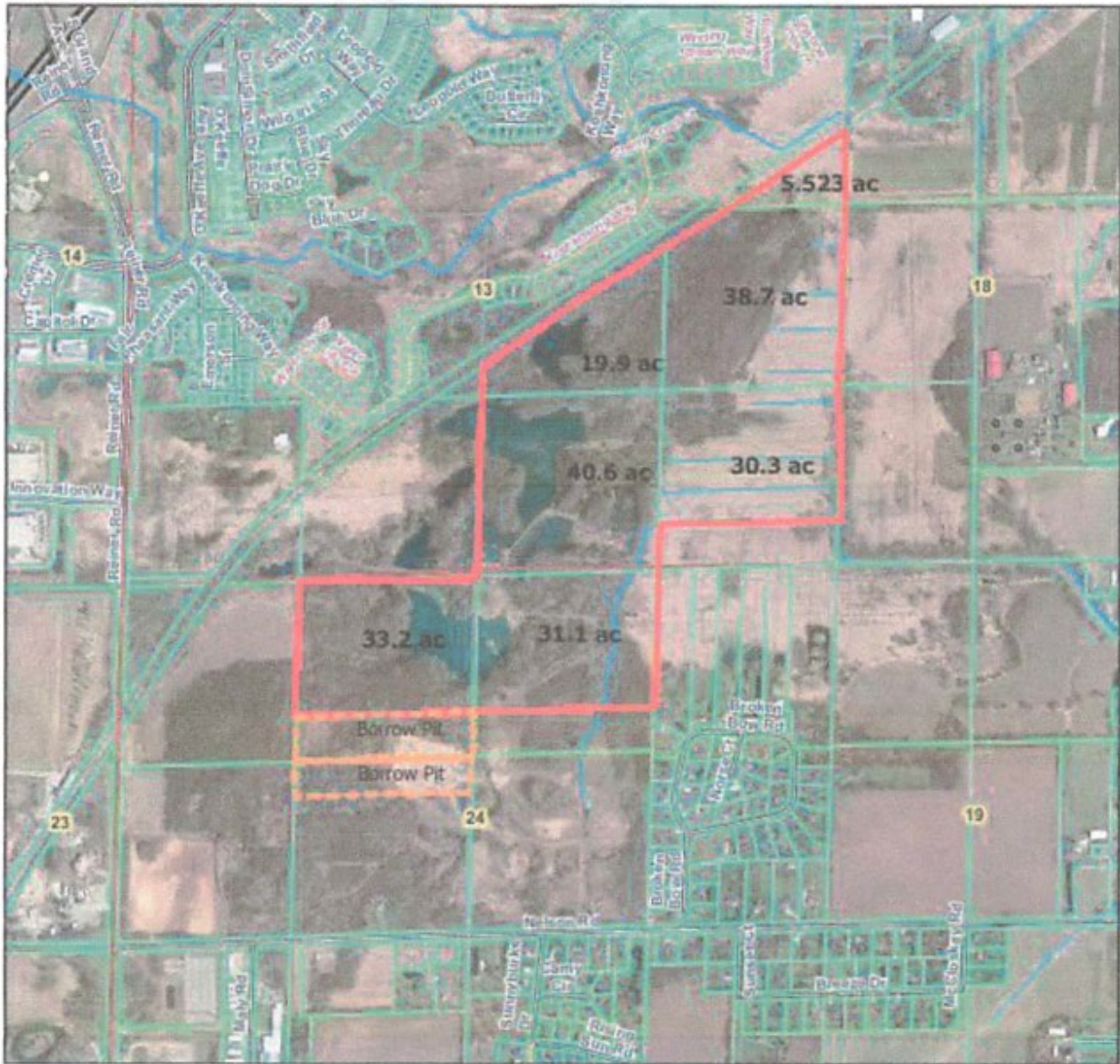
SEC 13-8-10 PRT SE1/4 NE1/4 LYG S OF RR R/W

City of Sun Prairie, Dane County, WI

In the event of any conflict between Exhibit A and Exhibit B, Exhibit B shall govern and control.

EXHIBIT B

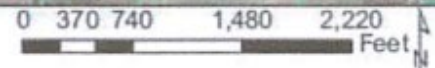
Madison Crushing & Excavating, Inc., approx. 199 acres
Town of Burke



Subject Parcel

Borrow Pits

Landowner shall grant access from Nelson Road to subject parcel.



Location in Dane County



Data Sources:
Digital Orthophoto (Dane County 2022)
Created by Dane County Land & Water Resources Department, June 20, 2024

EXHIBIT C
ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (the “**Agreement**”) is entered into this ____ day of _____, 2026 (the “**Effective Date**”), between Madison Crushing & Excavating, Inc., a Wisconsin corporation (“**Grantor**”) and the City of Madison, a Wisconsin municipal corporation (the “**City**”). Grantor and City are each referred to herein as a “**Parcel Owner**” and collectively as the “**Parcel Owners**.”

RECITALS

- A. Grantor is the owner of certain property located in Dane County, Wisconsin, legally described on **Exhibit 1** and graphically depicted on **Exhibit 2**, attached hereto and made a part hereof (the “**Grantor Parcel**”).
- B. The City is the owner of certain property located in Dane County, Wisconsin, which property is adjacent to the Grantor Parcel and legally described on **Exhibit 3** and depicted on **Exhibit 2**, attached hereto and made a part hereof (the “**City Parcel**”; the Grantor Parcel and the City Parcel are each referred to herein as a “**Parcel**” and collectively as the “**Parcels**”).
- C. The Grantor is willing to grant this Easement (as defined below) over the Grantor Parcel subject to and in accordance with the terms and conditions set forth herein.

RETURN TO: City of Madison
Attn: Melissa D. Hermann

Tax Parcel No.: See attached Exhibit A and Exhibit B

Now therefore, in consideration of the recitals to this agreement and the mutual promises contained herein, the Parcel Owners agree as follows.

Agreement

1. **Access Easement.** Grantor hereby grants and conveys to the City, for the benefit of the City, its employees, agents, contractors, vendors, invitees, successors, and assigns (but excluding the general public, except as provided below, the “**Easement Users**”), as an appurtenance to the City Parcel, a 40 foot wide non-exclusive access easement (the “**Easement**”) over and through a portion of the Grantor Parcel as mapped and described on Exhibit C attached hereto, the easement shall include a 30 foot wide Existing Gravel Drive with five feet of open space on either side of the Existing Gravel Drive for any fencing and gates described on Exhibit 4 (the “**Easement Area**”) to allow for free and unobstructed vehicular and pedestrian ingress and egress between the City Parcel and Nelson Road, in common with Grantor and its agents, contractors, and invitees. The benefit of the Easement shall be extended to the general public, and at that time the general public shall also be deeded Easement Users: (a) Grantee installs fencing and gates as and in the manner described below; The fence shall use the area of five feet on either side of the entire length of the existing gravel road within which to place the fence and gates. The fencing should meet DOT spec. 6161.2.2.1. Two

gates should be placed in a located specified by Grantor and agreed upon by Grantee, approximately 800' north of the Nelson Rd. right of way, each gate being two 14' sections to create a 28' opening on each side of the driveway, straight across from each other, consisting of typical 6 bar farm gates, colored green. Grantor agrees to install fencing and gate within 30 days of closing. Grantee shall pay estimated cost to install fence at time of closing. Fencing is estimated to cost \$XXXXX.

2. **Maintenance and Repair of Easement Area.** So long as the general public are not Easement Users under Section 1 above, the Easement Area shall be maintained by Grantor at all times in substantially the same condition existing on the Effective Date, subject to temporary closures as may be reasonably necessary to carry out construction and maintenance work in the Easement Area; provided, however, that the City shall be responsible for any maintenance or repairs necessary because of damage to the Easement Area by the Easement Users. From and after the time that the general public become Easement Users under Section 1 above, all maintenance and repairs to the Easement Area shall be shared equally by Grantor and Grantee. All maintenance and repair work performed in connection with this Agreement shall be undertaken and completed in a good and workmanlike manner and in accordance with all applicable statutes, laws, ordinances, rules, and regulations. Grantor shall have no obligation to improve the Easement Area beyond the condition in which it exists as of the Effective Date. The City may improve the Easement Area to improve its functionality for the permitted access use, but if the City improves the Easement Area beyond a simple gravel road, then Grantor shall have no further obligation to maintain or repair the Easement Area.
3. **Development Restriction & Termination.** Grantor hereby imposes a development restriction upon the Grantor Parcel such that no future development of the Grantor Parcel shall be permitted that does not grant to Grantee and the general public either an easement or a dedicated public street at least 66 feet in width (or less with Grantee's prior written approval) to the City Parcel. If not sooner terminated by mutual agreement of the parcel owners, the Easement shall terminate if the City Parcel obtains future direct access to a public right of way, either by virtual of the first sentence of this section or otherwise.
4. **Indemnification.** Each Parcel Owner shall be responsible for its own acts, errors or omissions and for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and invitees, and shall be responsible for any losses, claims, and liabilities that are attributable to such acts, errors, or omissions including providing its own defense, arising out of this agreement. In situations involving joint liability, each party shall only be responsible for such losses, claims, and liabilities that are attributable to its own acts, errors, or omissions and the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and invitees. It is not the intent of either party to waive, limit or otherwise modify the protections and limitations of liability found in Wis. Stat. 893.80 or any other protections available to the parties by law. This paragraph shall survive the termination or expiration of this Agreement.
5. **Failure of Performance.** Without limiting any other remedies as set forth in this Agreement below, if a Parcel Owner fails (the "**Defaulting Owner**") to perform any of its duties or obligations provided under this agreement, the other parcel owner (the "**Non-defaulting**")

Owner”) may at any time give a written notice to the Defaulting Owner setting forth the specific failures to comply with this Agreement. If those failures are not corrected within thirty (30) days after the effective date of the delivery of the notice (or if such failure is not capable of correction within thirty (30) days, then such longer period of time as may be reasonably necessary to effect such cure provided the defaulting owner promptly commences to correct the failures within the initial thirty (30) days and thereafter to continuously and diligently prosecute them to completion), then, upon the expiration of such thirty (30) days or the failure of the defaulting owner to continuously and diligently prosecute the cure to completion, the Non-defaulting Owner shall have the right to correct the failures, including the right to enter upon the Defaulting Owner’s parcel to correct the failures, and the Defaulting Owner shall pay the costs thereof on demand. The defaulting owner shall pay such amount with interest thereon from the date of demand until paid in full at a rate of ten percent (10%) per annum.

6. **Injunctive and Other Remedies.** In the event of a breach by either party to this Agreement, the non-defaulting party shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach. Any action taken or document executed in violation of this Agreement shall be void and may be set aside upon the petition of the other party hereto.
7. **Non-waiver.** No delay or omission by any party in the exercise of any right accruing upon any default of the other party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by either party hereto of a breach of, or a default in, any of the terms and conditions of this Agreement by the other party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this agreement. Except as otherwise specifically provided in this Agreement, no remedy provided in this Agreement shall be exclusive but each shall be cumulative with all other remedies provided in this Agreement and all remedies at law or in equity shall be available.
8. **Binding Effect.** This Agreement shall benefit and bind the parties hereto and their successors, assigns and legal representatives. This Agreement and all the provisions hereof shall run with the land so as to be binding upon and inure to the benefit of the parcel owners and their successors, assigns, tenants, subtenants and invitees.
9. **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 Parcel Owners 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.

If to Grantor:

Madison Crushing & Excavating, Inc
5185 Reiner Road
Madison, WI 53718

Attn: Bill Ziegler
Email: billz@madisoncrushing.com

If to city:

City of Madison
Economic Development Division
Office of Real Estate Services
P. O. Box 2983
Madison, WI 53701-2983
mhermann@cityofmadison.com & ores@cityofmadison.com

With courtesy
Copy to:

city of madison parks division
attention: parks superintendent
330 e. Lakeside street
madison, wi 53715
parks@cityofmadison.com

Any party hereto may, by giving five (5) days' written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

10. **Estoppel Certificate.** Each Parcel Owner, from time to time and upon at least ten (10) days' prior written request by the other Parcel Owner, shall deliver a statement to such other Parcel Owner, or to the person or persons that such other Parcel Owner designates, that this Agreement has not been modified and is in full force and effect, that there is no dispute pending or threatened between the Parcel Owners, and that no Parcel Owner is in default of its obligations hereunder or, in the event any or all of the foregoing statements are not true, the reason or reasons therefor.

11. Miscellaneous.

- A. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- B. 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..

- C. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto, and no third party is intended to, or shall have, any rights hereunder.
 - D. It is the intention of the parties that, notwithstanding the fact that the benefit of the easement herein granted and the fee underlying such easement may be owned by the same person or entity, the easement in each case created hereby shall not merge into such fee.
 - E. This Agreement may be amended, modified, or terminated at any time only by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.
-

- 12. **Severability.** If any term or provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any of the remaining terms and provisions of this Agreement and the same shall continue to be effective to the fullest extent permitted by law.
- 13. **Amendment.** This Agreement may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 14. **Public Record.** This Agreement will be recorded at the office of the Dane County Register of Deeds.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, each of the undersigned Parcel Owners has executed this Agreement as of the date set forth above.

MADISON CRUSHING & EXCAVATING, INC

By: _____
Name: _____
Its: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss:
COUNTY OF)

Personally came before me this ____ day of _____, 2026,
_____, to me known to be the _____ of
the Madison Crushing & Excavating, Inc., and to me known to be the person who executed the
foregoing instrument and acknowledge the same.

[SEAL]

Notary Public:
My Commission Expires:

CITY OF MADISON,
a Wisconsin municipal corporation

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Lydia McComas, City Clerk, on behalf of the City of Madison, are authenticated on this _____ day of _____, 2026.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this Agreement by the City of Madison is authorized by Resolution Enactment No. RES-XX-XXXX, File ID No. XXXXX, adopted _____, 2026, by the Common Council of the City of Madison.

Drafted by: City of Madison Real Estate

Real Estate Project No. 13221

EXHIBIT 1
LEGAL DESCRIPTION OF GRANTOR PARCEL

[FORTHCOMING, BUT THIS WILL BE THE PROPERTY ASSOCIATED WITH DANE COUNTY
TAX PARCEL NO. 014/0810-241-9000-4]

DRAFT

EXHIBIT 2
LEGAL DESCRIPTION OF CITY PARCEL

[FORTHCOMING, BUT THIS WILL BE THE PROPERTY DESCRIBED IN EXHIBIT A TO THE
OFFER TO WHICH THIS INSTRUMENT IS ATTACHED AS AN EXHIBIT]

DRAFT

EXHIBIT 3
GRAPHIC DEPICTION OF GRANTOR PARCEL, CITY PARCEL & EASEMENT
AREA





City of Madison

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

Master

File Number: 93437

File ID: 93437

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/02/2026

File Name: Authorizing a collaboration agreement for data hosting and sharing between the University of Wisconsin-Madison School of Medicine and Public Health and the City of Madison Fire Department (District 8).

Final Action:

Title: Authorizing a collaboration agreement for data hosting and sharing between the University of Wisconsin-Madison School of Medicine and Public Health and the City of Madison Fire Department.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 14.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: bsloat@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/3/2026	Robert Mulcahy	Approve	6/22/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	06/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 93437

Fiscal Note

The proposed resolution approves an agreement between the City of Madison and the UW-Madison School of Medicine and Public Health (SMPH) for SMPH to host a copy of Madison Fire Department's patient care data on a HIPAA compliant platform to enhance medical direction services for the Madison Fire Department and for use in other health care operations on behalf of the City of Madison. The proposed agreement does not include a financial transaction. No City appropriation is required.

Title

Authorizing a collaboration agreement for data hosting and sharing between the University of Wisconsin-Madison School of Medicine and Public Health and the City of Madison Fire Department.

Body

WHEREAS, University of Wisconsin-Madison School of Medicine and Public Health ("SMPH") faculty physicians provide medical direction and oversight for the City of Madison Fire Department ("City of Madison") pursuant to a separate contract between City of Madison and the University of Wisconsin Hospitals and Clinics Authority ("UWHCA") and the University of Wisconsin Medical Foundation, Inc. ("UWMF") (together, UWHCA and UWMF are "Affiliates");

WHEREAS, City of Madison is responsible for creating, maintaining, and storing patient care records for all services furnished by the City of Madison ("Data");

WHEREAS, both City of Madison and SMPH's missions can be strengthened through their collaboration to facilitate and conduct Research intended to improve people's lives in Wisconsin and beyond;

WHEREAS, City of Madison desires for SMPH to host a copy of City of Madison's Data on a HIPAA compliant platform to enhance Affiliates' medical direction services for City of Madison and for use in other health care operations including for SMPH, on behalf of City of Madison, to host Data and prepare De-identified and Limited Data Sets from such Data for use in Research, and the provision of such De-identified and Limited Data Sets to Investigators for Research as contemplated by the proposed Collaboration Agreement;

WHEREAS, SMPH and City of Madison wish to share protected health information and other information as described in the proposed Agreement to the extent permitted by applicable laws and regulations, and applicable policies, procedures or other guidelines adopted by either party;

WHEREAS, the Agreement shall commence on the date of last signature and end after a period of five (5) years unless terminated earlier by either party upon written notice to the other party's Authorized Official;

WHEREAS, the City Attorney's Office and City Risk Manager have reviewed and approved the proposed Collaboration Agreement and its compliance with all applicable HIPAA laws and regulations;

NOW, THEREFORE, BE IT RESOLVED, the Common Council authorizes the Mayor, City Clerk, or Fire Chief to sign a Collaboration Agreement for Data Hosting and Sharing between the Board of Regents of the University of Wisconsin System, on behalf of the University of

Wisconsin-Madison School of Medicine and Public Health and the City of Madison through its agency the Madison Fire Department.



City of Madison

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

Master

File Number: 92335

File ID: 92335

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: PUBLIC SAFETY
REVIEW
COMMITTEE

File Created Date : 03/13/2026

File Name: 2026 Wisconsin Department of Justice Law
Enforcement Drug Trafficking Response grant of
\$49,992 for the Dane County Narcotics Task Force

Final Action:

Title: Amending the 2026 Police Department operating budget; and authorizing the Dane County Narcotics Task Force, led by the Police Department, to use its city multiyear fund account to purchase training, radios and investigative supplies through state funds provided by a 2026 Wisconsin Department of Justice Law Enforcement Drug Trafficking Response grant of \$49,992

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 15.

Sponsors: John W. Duncan And Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: Lt. C. Johnson

Hearing Date:

Entered by: jpowell@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/18/2026	Robert Mulcahy	Approve	6/2/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	03/13/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Public Safety Review Committee (6/10/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Notes: Additional referral to Public Safety Review Committee.

1 FINANCE COMMITTEE 06/09/2026 Referred

PUBLIC SAFETY
REVIEW
COMMITTEE

Action Text: This Resolution was Referred to the PUBLIC SAFETY REVIEW COMMITTEE

Text of Legislative File 92335

Fiscal Note

The proposed resolution authorizes the acceptance of a Wisconsin Department of Justice Law Enforcement Drug Trafficking Response grant in the amount of \$49,992. The resolution also amends the Police Department's Operating budget by increasing the budgets for training, radios, and investigative supplies funded by the grant. The grant funding and expenses are tracked in a dedicated multi-year fund for the Dane County Narcotics Task Force.

Title

Amending the 2026 Police Department operating budget; and authorizing the Dane County Narcotics Task Force, led by the Police Department, to use its city multiyear fund account to purchase training, radios and investigative supplies through state funds provided by a 2026 Wisconsin Department of Justice Law Enforcement Drug Trafficking Response grant of \$49,992

Body

WHEREAS the Dane County Narcotics Task Force (DCNTF) is a multi-jurisdictional Drug Task Force that has been in existence since 1972 and the members of the unit are comprised of officers, detectives, clerical staff and supervisors from the Madison Police Department, Dane County Sheriff's Office, and the University of Wisconsin-Madison Police Department; and WHEREAS the Wisconsin Department of Justice has awarded the Task Force a 2026 Law Enforcement Drug Trafficking Response grant for \$49,992 in state funds to support the investigation and response to drug trafficking within the state for extra training and necessary equipment or supplies, that are directly related to drug trafficking response and that is not an existing program within the agency at the time the grant is received.

WHEREAS federal law enforcement partners with the FBI, DEA, and ATF are assigned to the DCNTF and members from suburban Dane County Law Enforcement agencies participate with short-term temporary assignments of officers and detectives to the unit; and the Task Force endeavors to address emerging trends in the methods used by Drug Trafficking Organizations (DTOs) to transport dangerous illegal drugs into the Dane County area; and

WHEREAS, through data analysis, intelligence gathering, and by coordination with state and federal law enforcement partners, the Task Force direct interdiction efforts to disrupt the flow of Fentanyl and other illegal drugs taking place through commercial shipping services, air travel, and interstate bus travel; and

WHEREAS the goal of this effort will be to not only intercept illegal drug shipments, but to hold the DTOs who are coordinating the transportation accountable through criminal prosecution and the seizure of assets; and

WHEREAS the Task Force will work with state and federal prosecutors to pursue identified DTO members, regardless of their location throughout the country.

WHEREAS the City of Madison is the fiduciary agent for the Task Force with a dedicated multi-year fund account.

NOW THEREFORE IT BE RESOLVED that the Madison Police Department is allowed to amend its 2026 operating budget to accept \$49,992 from Dane County on behalf of the Dane County Narcotics Task Force, which will receive the funds from the Wisconsin Department of Justice, for training, radios and investigative supplies.



City of Madison

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

Master

File Number: 93419

File ID: 93419

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 06/02/2026

File Name: Creating a 1.0 FTE position of Legislative Analyst-LTE in the Mayor's Office, authorizing an MOU with Harvard College to place a Bloomberg Harvard City Hall Fellow in this LTE position in the Mayor's Office, and accepting a grant to pay employment costs.

Final Action:

Title: Creating a 1.0 FTE position of Legislative Analyst-LTE in the Mayor's Office operating budget, authorizing a Memorandum of Understanding with Harvard College to place a Bloomberg Harvard City Hall Fellow in this LTE position in the Mayor's Office and accept a grant from Harvard College to pay the salary, benefits and other employment costs, and amending the Mayor's Office 2026 operating budget accordingly.

Notes:

CC Agenda Date: 06/09/2026

Agenda Number: 16.

Sponsors: Satya V. Rhodes-Conway, Derek Field, Yannette Figueroa Cole, John P. Guequierre And Sean O'Brien

Effective Date:

Attachments: Staff Memo - Harvard Fellow Resolution.pdf

Enactment Number:

Author: Christie Baumel, Deputy Mayor

Hearing Date:

Entered by: dducini@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/2/2026	Maggie McClain	Approve	6/22/2026

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/02/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/15/26), Common Council (6/23/26)					

1 COMMON COUNCIL 06/09/2026 Refer

FINANCE
COMMITTEE

Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Text of Legislative File 93419

Fiscal Note

The proposed resolution authorizes the creation of a 1.0 LTE (Limited Term) Legislative Analyst position in Comp Group 19, Range 29 in the Mayor's Office 2026 Operating Budget. The position will be filled by a fellow matched with the City of Madison through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government's ("Harvard") Bloomberg Harvard City Hall Fellowship program. The fellow is anticipated to begin on July 27, 2026, and the position is anticipated to last no more than 24 months. The fellow in the position will work with various departments to review and improve the City's development permit process and the transparency around the process to create a more predictable and efficient process. Further details on job duties can be found in the attached memo.

The resolution further authorizes the City to enter into a Memorandum of Understanding (MOU) with Harvard setting the conditions of the fellow's placement and lasting through the duration of the fellowship. Under the agreement, Harvard will reimburse the City up to \$300,000 over the 24-month period to pay for the fellow's salary, benefits, relocation fees, and subscriptions.

Lastly, the resolution amends the Mayor's Office 2026 Adopted Operating Budget to appropriate \$65,563 from Harvard to cover salary, benefits, relocation expenses, and subscriptions for the position. This funding and the corresponding expenditures will be appropriated in the Other Grants Fund (Fund 1220). Harvard will reimburse the City for these expenses, and no City match is required. Expenses related to the position in 2027 and 2028 will be considered during the development of those Operating Budgets.

Title

Creating a 1.0 FTE position of Legislative Analyst-LTE in the Mayor's Office operating budget, authorizing a Memorandum of Understanding with Harvard College to place a Bloomberg Harvard City Hall Fellow in this LTE position in the Mayor's Office and accept a grant from Harvard College to pay the salary, benefits and other employment costs, and amending the Mayor's Office 2026 operating budget accordingly.

Body

WHEREAS the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government at Harvard College administers the Bloomberg Harvard City Hall Fellowship program, and

WHEREAS the City applied to the Bloomberg Harvard City Hall Fellowship program through the Bloomberg Harvard City Leadership Initiative to receive a 2-year Harvard graduate fellow to work in the Mayor's Office and with the Department of Planning, Community, and Economic Development (DPCED) on ways to improve and communicate about the development permit process, and

WHEREAS the Bloomberg Harvard City Leadership Initiative has selected the City of Madison to receive a 2-year fellow starting July 27, 2026, and has matched the City with an individual fellow through a competitive interview process, and

WHEREAS under this arrangement the fellow would be placed as an LTE employee of the City because the Bloomberg Harvard program is interested in placing Fellows as actual employees of the city where they work for the purpose of creating a stronger relationship with the city and to allow for participation in benefit programs, and

WHEREAS the Bloomberg Harvard program is interested in placing fellows in the offices of mayors and/or city administrators of the communities they work with to ensure top level support and assistance in conducting the work, and

WHEREAS the Bloomberg Harvard City Hall Fellowship program will reimburse the City for the personnel costs of the employee, including an annual salary of \$107,750 plus one mid-point cost of living adjustment, benefits up to a 33.1% benefits rate, relocation reimbursement up to \$4,000, and up to \$500 in software or media subscriptions, and

WHEREAS a defined employment relationship of less than 4 years meets the City's definition of a Limited Term Employee, and

WHEREAS the desired salary range aligns with the City's Compensation Group (CG) 19, Range 29, and the work aligns with the Legislative Analyst classification in that CG and Range, and

WHEREAS placement in CG19, the non-civil service compensation group, allows the Mayor to directly appoint a person to the position,

NOW THEREFORE BE IT RESOLVED that a 1.0 FTE position of Legislative Analyst is created within the Mayor's Office operating budget as a Limited Term position with an anticipated duration of no more than 24 months, and

BE IT FURTHER RESOLVED that the Mayor's Office 2026 adopted operating budget is amended by \$65,563 to accept grant funding to cover the cost of salaries and benefits for the position, and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to sign an agreement with the President and Fellows of Harvard College acting through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government ("Harvard") for the duration of and setting forth conditions of the fellow's placement, and providing up to \$300,000 to pay for the position's salary, benefits, relocation fees and subscriptions.

MEMORANDUM

Date: June 2, 2026
To: Common Council
From: Deputy Mayor Christie Baumel, DPCED Director Matt Wachter
Subject: Legistar #93419 Authorizing Actions to Accept a Two-Year Fellow from the Bloomberg Harvard City Leadership Initiative's City Hall Fellowship Program

Summary

This memo accompanies Legistar #93419 which authorizes the City to take several actions that would allow us to employ a Harvard graduate fellow for two years, with salary, benefits and other employment expenses paid for by the Bloomberg Harvard City Hall Fellowship program. Specifically, the resolution would authorize: creating a 2-year LTE (Limited Term) position in the Mayor's Office, amending the Mayor's Office operating budget to accept the grant funding, and entering into an agreement with Harvard regarding the fellowship. The fellow's work would be in support of the City's housing agenda – specifically focused on helping simplify and clarify the development review process needed to obtain a permit for new housing development to create a more efficient and easier-to-navigate system that would save both City staff and applicants time.

Background & Description

The Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government administers the Bloomberg Harvard City Hall Fellowship program. The program places graduates of Harvard master's or professional degree programs within "city halls" across the nation, working with city leaders developing new approaches to address key priorities. This is a competitive program that Madison has been able to benefit from. We were awarded a fellow through this program in 2024, who has been working with the Sustainability Team in the Mayor's Office from summer 2024 to summer 2026 and has helped advance numerous bodies of work related to sustainability in the building sector. We have now successfully competed a second time, as detailed below.

The Mayor's Office and the Department of Community, Planning, and Economic Development (DPCED) applied for and were awarded a fellow to work for the City for two years to help address the housing crisis in Madison. The city has identified aspects of the

housing permit process as creating barriers to housing. We recognize that the current process suffers from:

- Outdated technology that requires too many manual steps
- Highly detailed code requirements that may not add enough value to justify the work required
- Inability to increase staffing commensurate with growth in permit volume due to fiscal restraints imposed by the State legislature
- Confusion about processes from the development community, especially newcomers to the market

We need to make our development process simpler and more efficient to save both applicants and staff time, and to improve clarity and communications with applicants about the process.

The Bloomberg Harvard fellow in Madison will work interdepartmentally to review and improve both our development permit process and our transparency around it to create a more predictable process for applicants and a more efficient process for both applicants and staff. There are a number of changes that can be made incrementally or as a package to simplify and clarify the process.

To improve efficiency, the fellow will review our current process map, help us identify and prioritize options for improving efficiency; select and complete some projects (e.g. incremental process improvements or code changes); and identify clear next steps. To make the process easier to navigate, the fellow can identify where clarity is most needed and create effective communication materials for the city's website, application instructions, and potentially other media to improve understanding of the process and ultimately reduce applicant missteps that can add time and cost to a project.

The two-year fellowship spans from July 2026 to July 2028. During that time, the fellow is proposed to be a limited-term employee (LTE) of the City, with salary and benefits reimbursed through the fellowship program grant from Harvard. The position is proposed as a Comp Group 19 Range 26 position of "Legislative Analyst," a non-civil service position which can be directly appointed by the Mayor. Consistent with the expectations of the Bloomberg Harvard City Hall Fellowship program, this position will be hired into the Mayor's Office and will be co-supervised by the Mayor's Office and the DPCED Director. The Bloomberg Harvard program is interested in placing fellows in the offices of mayors and/or city administrators to ensure top-level support and assistance in conducting their work. The program also encourages placing fellows as actual employees of cities where they work to create stronger relationships with and full integration in city systems. The

fellows work will work interdepartmental, coordinating with all agencies that are engaged in the development permit review process.

This resolution would authorize the creation of this LTE position in the Mayor's Office operating budget, amend the 2026 budget to accept the grant funds into the Mayor's Office budget that would cover the full costs of the fellow's employment here, and authorize the City to enter into an agreement with Harvard related to the fellowship grant. Specific costs authorized include: an annual salary of \$107,750 plus one mid-point cost of living adjustment; benefits up to a 33.1% benefits rate; up to \$4,000 reimbursement for relocation expenses for the fellow; up to \$500 for software or media subscriptions necessary for the fellow's work.