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Memo To: Mayor, Anne Monks, Katherine Cornwell, Natalie Erdman, Bill Fruhling,
Matt Mikolajewski

From: Rebecca Cnare

State Street – Capitol Square – King Street Ground Floor Use Analysis and Downtown Housing Data

The following tables and graphs illustrate the change over time of ground floor uses in the State Street – Capitol Square – King Street Area. Data was collected for comparison between the years of 1989, 1994 and 2014 and was acquired by using the City of Madison Assessor's database, City GIS database, City Directory References and Listings, as well as field observations. Some data for former establishments that were redeveloped as part of larger projects were estimated using old aerial photos, Sanford Maps and development project files. This data shows particular snapshots in time, and do not reflect recent changes to businesses in the study area.

In addition, Planning Staff compiled a list of new downtown housing growth between 2010- 2015 within a three mile radius of the Capitol Square.

This data was compiled in order to assist in the development of a Retail Market Analysis and detailed Special Area Plan for the State Street – Capitol Square – King Street Area.

The detailed data spreadsheets showing specific business changes from block to block are at the end of this memo after the summary tables.

State Street and Capitol Square Ground Floor Uses Analysis - 1989, 1994, 2014

The following tables and graphs illustrate the change over time of ground floor uses on both State Street and the Capitol Square area including King Street. Data was collected for comparison between the years of 1989, 1994 and 2014 and was acquired by using a variety of sources.

State Street Ground Floor Use Analysis:

The following is data collected regarding the 100-600 blocks of State Street's ground floor uses including square foot comparisons from 1989, 1994 and 2014. Three recently constructed large or pending projects, including the 100 Block Foundation Project, 200 Block Overture Center, and the 500 Block Hub project were not included in the calculations. Service oriented businesses, such as hair salons and optical, are categorized with retail. Total square footage and the total number of establishments by type are summarized in the tables and graphs below.

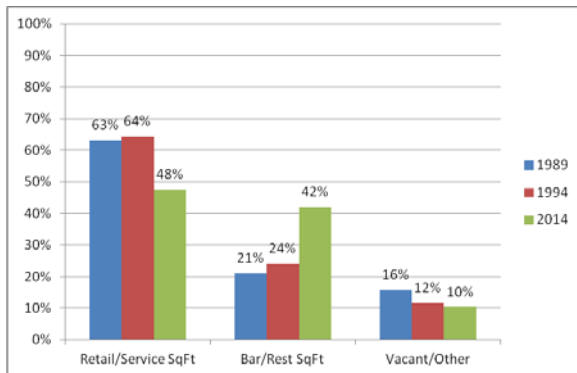
State Street Table #1: Floor area per type of ground floor square feet

State Street	1989 Total SqFt	1989 Percentage of Total GFA	1994 Total SqFt	1994 Percentage of Total GFA	2014 Total SqFt	2014 Percentage of Total GFA
Retail/Service	193,046	63%	196,786	64%	145,531	48%
Bar/Rest	64,415	21%	73,325	24%	128,610	42%
Vacant/Other	48,254	16%	35,604	12%	31,574	10%
Total SQ FT	305,715		305,715		305,715	

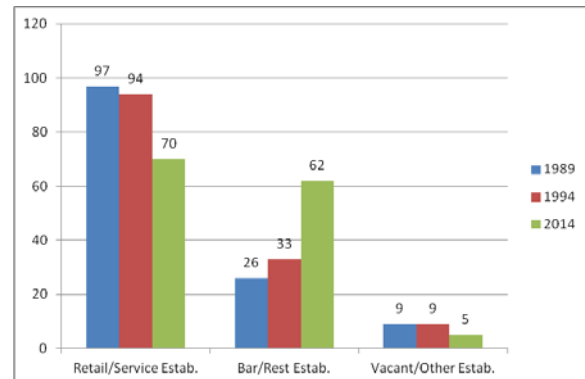
State Street Table #2: Total number per type of ground floor establishments

State Street	1989 Total Estab.	1989 % of Estab.	1994 Total Estab.	1994 % of Estab.	2014 Total Estab.	2014 % of Estab.
Retail/Service	97	73%	94	69%	70	51%
Bar/Rest	26	20%	33	24%	62	45%
Vacant/Other	9	7%	9	7%	5	4%
Total Estab.	132		136		137	

State Street Graph #1: Percentage of ground floor use by type over 25 years



State Street Graph #2: Ground floor establishments by type over 25 years



Capitol Square Area Ground Floor Use Analysis:

The following is data collected regarding the 000-100 blocks of the Capitol Square and streets one block off of the Square. The data includes only ground floor uses including square foot comparisons from 1989, 1994 and 2014. Service oriented businesses, such as hair salons and optical, are categorized with retail. Total square footage and the total number of establishments by type are summarized in the tables and graphs below.

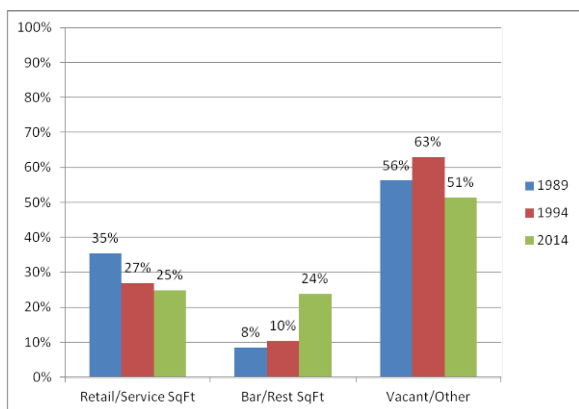
Capitol Square Area Table #1: Floor area per type of ground floor establishments

Capitol Square Area	1989 Total SqFt	1989 % of Total GFA	1994 Total SqFt	1994 % of Total GFA	2014 Total SqFt	2014 Percentage of Total GFA
Retail/Service	184,795	35%	140,406	27%	129,946	25%
Bar/Rest	44,303	8%	53,871	10%	124,837	24%
Vacant/Other	294,331	56%	329,152	63%	268,646	51%
Total SQ FT	523,429		523,429		523,429	

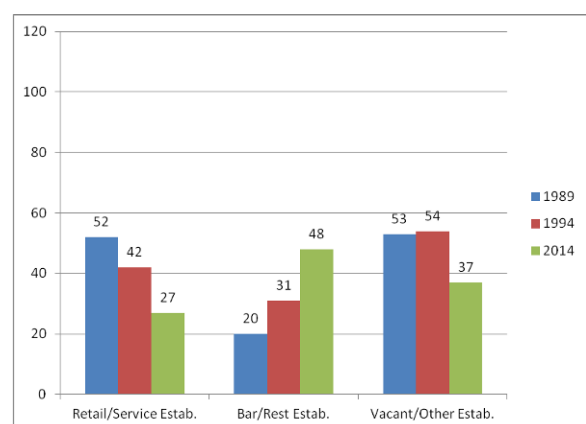
Capitol Square Area Table #2: Total number per type of ground floor establishments

Capitol Square Area	1989 Estab.	1989 % of Estab.	1994 Estab.	1994 % of Estab.	2014 Estab.	2014 % of Estab.
Retail/Service	52	42%	42	33%	27	24%
Bar/Rest	20	16%	31	24%	48	43%
Vacant/Other	53	42%	54	43%	37	33%
Total Estab.	125		127		112	

Capitol Square Area Graph #1: Percentage of ground floor use by type over 25 years



Capitol Square Area Graph #2: Ground floor establishments by type over 25 years



Downtown Housing Growth Data 2010-2015

The following downtown housing growth data takes into account built projects, as well as those currently under construction, approved between 2010 – October 2015.

Central Madison Housing Growth 2010-2015 <i>(Data Compiled October 2015)</i>								
Distance from Capitol Square	Dwelling Units	Studio APT	1 BDR APT	2 BDR APT	3 BDR APT	4 BDR APT	5+BDR APT	Total Bedrooms
Less than 1 mile	4108	520	1901	956	300	310	128	7113
Between 1-2 miles	925	109	386	235	24	33	9	1214
Between 2-3 miles	298	28	128	124	18	0	0	458
Total within 3 mile radius	5331	657	2415	1315	342	343	137	8785

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK STATE ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
100	100 State	Other (Office)	4000	Lindsey & Stone Advertising	Retail/Service	4000	Madison Children's Museu	Bar/Rest	4000	Ian's Pizza
	101 State	Bar/Rest	300	Miles Teddywedgers	Bar/Rest	300	Miles Teddywedgers	Bar/Rest	300	Miles Teddywedgers
101-105	103 State	Retail/Service	600	Renaissance Travel	Retail/Service	600	Renaissance Travel	Retail/Service	600	Tobacco Mart
	105 State	Retail/Service	1100	California Connection skate	Retail/Service	1100	California Connection skateboards/surfw	Retail/Service	1100	Popcorn
107-109	107 State	Vacant/Other	2900	vacant	Retail/Service	2900	House of Wisconsin Cheese	Bar/Rest	2900	Capital Tap House
	109 State	Retail/Service	1400	Carosel Imports Women's Clo	Retail/Service	1400	Caputo Galleries	Retail/Service	1400	Shoo Inc
111-113	111 State	Vacant/Other	1150	vacant	Vacant/Other	1150	vacant	Bar/Rest	1150	Ivory Room
	113 State	Retail/Service	3500	State Street Arcade (Adult)	Retail/Service	3500	State Street Arcade (Adult)	Bar/Rest	3500	Buck & Badger
114	114 State	Retail/Service	1700	Broden gallery	Retail/Service	1700	Broden gallery	Bar/Rest	1700	Global Coffee (Michelangelo's)
115	115 State	Bar/Rest	2400	La Brioche	Bar/Rest	2400	La Brioche	Bar/Rest	2400	Buck & Badger
117-129	117 State	Bar/Rest	?	Kosta's Restaurant	Bar/Rest	?	Kosta's Restaurant	?	?	vacant (100 Block Foundation)
	121 State	Retail	?	Dyer's Shoes	Retail	?	Dyer's Shoes	?	?	vacant (100 Block Foundation)
	123 State	Retail	?	Optometry	Retail	?	Optometry	?	?	vacant (100 Block Foundation)
	125 State	Retail	?	Book Shop -used / collectibles	retail	?	Gleave Gallery	?	?	vacant (100 Block Foundation)
	127 State	Bar/Rest	?	Vic's Corn Popper	Bar/Rest	?	Vic's Corn Popper	?	?	vacant (100 Block Foundation)
	129 State	Retail	?	State Street Hair	Bar/Rest	?	Dunkin Donuts	?	?	vacant (100 Block Foundation)
118	118 State	Bar/Rest	5000	Funny Business Comedy Club	Bar/Rest	5000	Funny Business Comedy Club	Bar/Rest	5000	Diego's
122	122 State	Retail/Service	4027	TJ novelties	Retail/Service	4027	Electric Earth Handmade Gifts	Bar/Rest	4027	The Fountain
	122 State	Retail/Service	640	Arts Co-op Craft and Gift Shop	Retail/Service	640	Arts Co-op and Cheddarheads Novelties	Bar/Rest	640	vacant (was Baker's Window)
124	124 State	Retail/Service	1441	Razamatazz Mens Clothing	Retail/Service	1441	Razamatazz Mens Clothing	Bar/Rest	1441	Tiki Bar
126	126 State	Retail/Service	1134	Between US Beauty Shop	Retail/Service	1134	Between US Beauty Shop	Bar/Rest	1134	Tiki Bar
128	128 State	Retail/Service	300	Blum's trophies	Retail/Service	300	Mahe's Alterations	Retail/Service	300	Capital Corn Popper
130-132	130 State	Retail/Service	500	CD World	Retail/Service	500	Blums Trophies	Retail/Service	500	Blums Trophies
	130 State	Retail/Service	500	CD World	Retail/Service	500	Action Lock & Sec	Retail/Service	500	Action Lock & Sec
	132 State	Retail/Service	300	Action Lock & Security Systems	Retail/Service	300	Gazelle custom bodywear/dance	Retail/Service	300	Mary's Tailoring
1989 Totals 100 Block				Number of establishments	1994 Totals 100 Block					Number of establishments
		Retail/Service	17142	13	Retail/Service	24042	15	Retail/Service	4700	7
		Bar/Rest	7700	3	Bar/Rest	7700	3	Bar/Rest	28192	12
		Vacant/Other	8050	3	Vacant/Other	1150	1	Vacant/Other		0
		TOTAL	32892		TOTAL	32892		TOTAL	32892	

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

200 BLOCK STATE ST

Address		1989			1994			2014				
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name		
201-231	201 State	Retail	?	Yosts womens clothing	Retail	?	Yosts womens clothing	Other	?	Overture/MMOCA		
	211 State	Other	?	Civic Center	Other	?	Madson Civic Center	Other	?	Overture/MMOCA		
	227 State	Bar/Rest	?	Zarita's Mexican	Bar/Rest	?	Kabob House	Other	?	MMOCA Store		
	231 State	Retail	?	Mall Books Adult	Bar/Rest	?	Radical Rye	Other	?	Overture/MMOCA		
251	251 State	Retail	?	Fontana Army/Navy Surplus	Retail	?	Fontana Army/Navy Surplus	Other	?	Overture/MMOCA		
202-206	202 State	Retail/Service	4400	First Federal Savings	Retail/Service	4400	First Federal Savings	Retail/Service	4400	Associated Bank		
	204 State	Retail/Service	839	Jack's Shoes	Retail/Service	839	Jack's Shoes	Bar/Rest	839	Paul's Club		
	206 State	Vacant/Other	1800	vacant	Vacant/Other	1800	vacant	Bar/Rest	1800	The Icon		
208-212	208 State	Retail/Service	1750	Astor's Gifts cards clothing	Bar/Rest	1750	Espresso Royale Café	Retail/Service	1750	Kilwins		
	212 State	Bar/Rest	1669	Paul's Club	Bar/Rest	1669	Paul's Club	Bar/Rest	1669	608 Rest & Bar		
214	214 State	Retail/Service	1342	K-sera Gifts & Accessories	Retail/Service	1342	Little Luxuries	Retail/Service	1342	Driftless Studio Gifts		
216	216 State	Other (Ent.)	18696	Orpheum	Other (Ent.)	18696	Orpheum	Other (Ent.)	18696	Orpheum		
218-222	218 State	Retail/Service	2848	Artifacts Gifts	Retail/Service	2848	Artifacts Gifts	Retail/Service	2848	Anthology		
	220 State	Retail/Service	2000	Goodmans	Retail/Service	2000	Goodmans	Retail/Service	2000	Goodmans		
224	224 State	Retail/Service	1500	Art Mart	Retail/Service	1500	Art Mart	Bar/Rest	1500	Espress Royale		
	224 State	Retail/Service	2000	Art Mart	Retail/Service	2000	Art Mart	Retail/Service	2000	Serrv Fair Trade Gfts		
226	226 State	Bar/Rest	1755	Nick's Bar	Bar/Rest	1755	Nick's Bar	Bar/Rest	1755	Nick's Bar		
228-230	230 State	Retail/Service	1633	Garver Gallery Inc	Retail/Service	1633	Garver Gallery Inc	Retail/Service	1633	Garver Gallery Inc		
	230 State	Retail/Service	1171	Puzzelbox	Retail/Service	1171	Puzzelbox	Retail/Service	1171	Little Luxuries		
232-236	232 State	Bar/Rest	1900	Upstairs Downstairs Deli	Bar/Rest	1900	Upstairs Downstairs Deli	Bar/Rest	1900	Noodles & Co		
	250	250 State	Bar/Rest	4998	Stillwaters Bar/Rest	Bar/Rest	4998	Stillwaters Bar/Rest	Bar/Rest	4998	Cosi	
1989 Totals 200 Block		Number of establishments			1994 Totals 200 Block		Number of establishments			2014 Totals 200 Block		Number of establishments
		Retail/Service	19483	10	Retail/Service	17733	9	Retail/Service	17144	8		
		Bar/Rest	10322	4	Bar/Rest	12072	5	Bar/Rest	14461	7		
		Vacant/Other	20496	2	Vacant/Other	20496	2	Vacant/Other	18696	1		
TOTAL			50301		TOTAL	50301		TOTAL	50301			

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

300 BLOCK STATE ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
302	302 State	Retail/Service	774	Triangle Market	Retail/Service	774	Triangle Market	Retail/Service	774	Triangle Market
301-305	305 State	Bar/Rest	4905	Ovens of Brittany	Bar/Rest	4905	Ovens of Brittany	Bar/Rest	4905	Tutto Pasta
306-312	306 State	Retail/Service	1400	Jewelers Workshop Ltd	Retail/Service	1400	Jewelers Workshop Ltd	Retail/Service	1400	Citrine
307-309	307 State	Retail/Service	3190	Sassafras	Retail/Service	3190	Sassafras	Retail/Service	3190	Sassafras/Karen & Co
	309 State	Retail/Service	1500	Pillar to Post Gift Shop/Marmalade S	Retail/Service	1500	Marmalade Skies Ltd	Retail/Service	1500	Karen & Co/Sassafrass
306-312	310 State	Retail/Service	2658	Sassafras Too	Retail/Service	2658	Sassafras Too	Retail/Service	2658	Madison Modern Market
311-315	313 State	Retail/Service	3600	Hot Looks Hair Salon	Retail/Service	3600	Prime Design	Bar/Rest	3600	Pizza Di Roma
	315 State	Bar/Rest	1100	Zorba's Greek	Bar/Rest	1100	Zorba's Greek	Bar/Rest	1100	Takara Inc
316	316 State	Bar/Rest	1490	Parthenon Gyros	Bar/Rest	1490	Parthenon Gyros	Bar/Rest	1490	Parthenon Gyros
317	317 State	Bar/Rest	1700	Irish Pub	Bar/Rest	1700	Irish Pub	Bar/Rest	1700	Irish Pub
318-322	318 State	Bar/Rest	650	Himal Chuli Rest	Bar/Rest	650	Himal Chuli Rest	Bar/Rest	650	Himal Chuli Rest
319	319 State	Retail/Service	1453	Soap Opera Inc	Retail/Service	1453	Soap Opera Inc	Retail/Service	1453	Soap Opera Inc
318-322	320 State	Retail/Service	1437	Shakti Book Shop / Goldi's Shoes	Retail/Service	1437	Shakti Book Shop / Goldi's Shoes	Bar/Rest	1437	Frites
	325 State	Retail/Service	1500	Fur Fin Feather	Retail/Service	1500	Fur Fin Feather	Retail/Service	1500	Ragstock
325-329	329 State	Retail/Service	2980	Ragstock	Retail/Service	2980	Ragstock	Retail/Service	2980	Ragstock
328-330	328 State	Retail/Service	700	Quicksilver/Capitol Max Jewelry	Retail/Service	700	Quicksilver/Capitol Max Jewelry	Retail/Service	700	Endless Knot
328-330	330 State	Retail/Service	700	Sedona clothing	Retail/Service	700	Sedona clothing	Retail/Service	700	Endless Knot
334	334 State	Retail/Service	1200	The Shirt Stop	Retail/Service	1200	The Shirt Stop	Bar/Rest	1200	Crandalls
340-346	340 State	Retail/Service	1440	Jazzman	Retail/Service	1440	Jazzman	Retail/Service	1440	Jazzman
341	341 State	Retail/Service	4650	Community Pharmacy	Retail/Service	4650	Community Pharmacy	Retail/Service	4650	Community Pharmacy
	341 State	Bar/Rest	800	Haagen-Dazs	Bar/Rest	800	Chocolate Cayote	Bar/Rest	800	Gelato
341	341 State	Retail/Service	1000	Erehwon/econo print/Brauns etc	Retail/Service	1000	Erehwon/econo print/Brauns etc	Retail/Service	1000	Jack's Shoes
	341 State	Retail/Service	10966	Hot Potato/Mane Attraction etc	Retail/Service	10966	Hot Potato/Mane Attraction etc	Retail/Service	10966	Gap
340-346	346 State	Retail/Service	1500	Optical	Retail/Service	1500	Optical	Retail/Service	1500	Optical
		1989 Totals 300 Block		Number of establishments	1994 Totals 300 Block		Number of establishments	2014 Totals 300 Block		Number of establishments
		Retail/Service	42648	18	Retail/Service	42648	18	Retail/Service	36411	15
		Bar/Rest	10645	6	Bar/Rest	10645	6	Bar/Rest	16882	9
		Vacant/Other	0	0	Vacant/Other	0	0	Vacant/Other	0	0
		TOTAL	53293		TOTAL	53293		TOTAL	53293	

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

400 BLOCK STATE ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
401-407	401 State	Bar/Rest	1800	Victor Allens Coffee Tea	Bar/Rest	1800	Victor Allens Coffee Tea	Bar/Rest	1800	Jamba Juice
402	402 State	Retail/Service	662	Badger Liquor	Retail/Service	662	Badger Liquor	Retail/Service	662	Badger Liquor
409	409 State	Retail/Service	1632	Tellus Mater	Retail/Service	1632	Tellus Mater	Retail/Service	1632	Tellus Mater
404-410	410 State	Retail/Service	1100	Scoshi Ltd Womens Apparel	Retail/Service	1100	Scoshi Ltd Womens Apparel	Retail/Service	1100	Re-Threads
411	411 State	Retail/Service	2330	Lands End	Retail/Service	2330	Lands End	Bar/Rest	2330	Which Wich
414	414 State	Retail/Service	2051	Patti Music Co	Retail/Service	2051	Patti Music Co	Retail/Service	2051	Heartland Birkenstock (Madison Sole)
417	417 State	Retail/Service	1300	Sacred Feather	Retail/Service	1300	Sacred Feather	Retail/Service	1300	Sacred Feather
418	418 State	Retail/Service	1060	Karen & Co Clothing	Retail/Service	1060	Karen & Co Clothing	Bar/Rest	1060	Fair Trade Coffee
419	419 State	Retail/Service	2176	Yellow Jersey	Retail/Service	2176	Yellow Jersey	Bar/Rest	2176	Palmyra Mediterranean Grill
420-422	422 State	Retail/Service	4514	Studio 420 Art and Design	Retail/Service	4514	Happy Medium Audio and Video	Bar/Rest	4514	Dragon I
	425 State	Bar/Rest	1103	Ella's Deli Kosher	Bar/Rest	1103	Ella's Deli Kosher	Bar/Rest	1103	Hawks Bar
427-433	427 State	Retail/Service	800	Champs sportswear	Retail/Service	800	Name of the Game Sportswear	Bar/Rest	800	Coldstone Creamery
	429 State	Retail/Service	2200	Wise Guise Clothing	Retail/Service	2200	Madison Jean Company	Bar/Rest	2200	Azara Hooka and Pipe Shop
430	430 State	Retail/Service	1200	Happy Medium Audio and Video	Vacant/Other	1200	vacant	Bar/Rest	1200	Steepery Tea Bar
434-436	434 State	Retail/Service	900	Wine and Hop Shop	Retail/Service	900	Wine and Hop Shop	Retail/Service	900	Freedom Skateshop
	436 State	Retail/Service	600	B-Side Records	Retail/Service	600	B-Side Records	Retail/Service	600	B-Side Records
	437 State	Retail/Service	1494	Gallerie De Phillips	Retail/Service	1494	Reprise Hair Studio	Retail/Service	1494	See Eyewear
440-444	440 State	Retail/Service	800	Spex Eyewear	Retail/Service	800	Spex Eyewear	Retail/Service	800	Smokes on State
	444 State	Retail/Service	800	Pegasus Games	Retail/Service	800	Pegasus Games	Retail/Service	800	Princess Imports
449	449 State	Vacant/Other	12838	vacant/unknown	Bar/Rest	1150	Yogurt Express	Bar/Rest	1150	Pita Pit
					Bar/Rest	1150	Big Mike's Supersubs	Retail/Service	1150	Four Star Video
					Retail/Service	1150	Indian Weaving	Retail/Service	1150	Shieldsmans Mobile Access
					Retail/Service	1150	Art Wave	Bar/Rest	1150	Tony's Asian Kitchen
					Vacant/Other	8238	vacant/unknown	Bar/Rest	1500	Firehouse subs
462-468	462 State	Retail/Service	1300	Medlers Used Books	Vacant/Other	1300	vacant/unknown	Bar/Rest	1300	Subway
	466 State	Retail/Service	850	College Boot Shop	Vacant/Other	850	vacant/unknown	Bar/Rest	850	Choc Shoppe Expansion
	468 State	Bar/Rest	750	Chocolate Shoppe	Bar/Rest	750	Café Leonardo	Bar/Rest	750	Chocolate Shoppe
		1989 Totals 400 Block		Number of establishments	1994 Totals 400 Block		Number of establishments	2014 Totals 400 Block		Number of establishments
		Retail/Service	27769	19	Retail/Service	26719	18	Retail/Service	13639	12
		Bar/Rest	3653	3	Bar/Rest	5953	5	Bar/Rest	23883	15
		Vacant/Other	12838	1	Vacant/Other	11588	4	Vacant/Other	6738	1
		TOTAL	44260		TOTAL	44260		TOTAL	44260	

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

500 BLOCK STATE ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
501	501 State	Retail/Service	1000	Stop n Shop	Retail/Service	1000	Stop n Shop	Retail/Service	1000	Stop N Shop
502	502 State	Retail/Service	7500	Roses R Read Greeting cards	Retail/Service	7500	Roses R Read Greeting cards	Retail/Service	7500	American Apparel
505	505 State	Retail/Service	912	Cornblooms Shoes	Retail/Service	912	Cornblooms Shoes	Bar/Rest	912	Okinawa Sushi Osaka
506-508	506 State	Retail/Service	1500	Pic a book	Retail/Service	1500	Pic a book	Bar/Rest	1500	Forever Yougurt
	506 State	Retail/Service	1800	Pic a book	Retail/Service	1800	Pic a book	Vacant/Other	1800	Vacant (was poster master)
507	507 State	Retail/Service	1500	Vitruvius Clothing	Retail/Service	1500	Maxmillian Gifts	Retail/Service	1500	Art Gecko
506-508	508 State	Retail/Service	3000	Exclusive Company Records	Retail/Service	3000	Exclusive Company Records	Retail/Service	3000	Earthbound Trading Co
510-514	510 State	Retail/Service	1200	Glaeve Art and Frame	Retail/Service	1200	Sport Savers Outlet	Retail/Service	1200	Sports World
	512 State	Retail/Service	1200	Peacock Clothing	Retail/Service	1200	Peacock Clothing	Retail/Service	1200	Mango Clothing
	514 State	Retail/Service	1200	Momentum Clothing	Retail/Service	1200	Momentum Clothing	Retail/Service	1200	Life is Good (was Hat World)
511-513	511 State	Retail/Service	1300	The Camera Company	Retail/Service	1300	The Camera Company	Retail/Service	1300	Sweet Impressions
	513 State	Retail/Service	1300	You Send Me Ltd Gift Shop	Retail/Service	1300	Sugar Shack Records	Retail/Service	1300	Bangles & Bags
515	515 State	Vacant/Other	4700	vacant	Retail/Service	4700	Blockbuster Video	Bar/Rest	4700	Mia Za's Café
517	517 State	Vacant/Other	1170	vacant	Vacant/Other	1170	vacant	Bar/Rest	1170	Five Guys Burgers
520-524	520 State	Retail/Service	3100	Active Sports Clothing	Retail/Service	3100	Active Sports Clothing	Retail/Service	3100	Pipefiter
521	521 State	Retail/Service	2049	Penny Lane Used Books	Retail/Service	2049	Penny Lane Used Books	Retail/Service	2049	Sconnie / Underground Printing
523	523 State	Bar/Rest	1061	Monday's	Bar/Rest	1061	Monday's	Bar/Rest	1061	Monday's
527	527 State	Retail/Service	1000	Donisi's State Street Spirits and Win	Bar/Rest	1000	China Hut	Bar/Rest	1000	Jimmy Johns
528	528 State	Retail/Service	1779	Badgermania Clothing	Retail/Service	1779	Stadium Sports	Retail/Service	1779	Nogginz
532-534	534 State	Bar/Rest	3752	Taco Bell	Bar/Rest	3752	Taco Bell	Bar/Rest	3752	Wendy's
540542	542 State	Bar/Rest	2390	Gino's Italian	Bar/Rest	2390	Gino's Italian	Retail/Service	2390	It's Sugar
551-579	529 State	Bar/Rest	?	Wong's Wok	Bar/Rest	?	Wong's Wok	Bar/Rest	?	HUB - was Roast
	541 State	Bar/Rest	?	Taco Grande Mexican	Bar/Rest	?	Kabul	Bar/Rest	?	HUB - was Kabul's
	543 State	Bar/Rest	?	Cellar Subs	Bar/Rest	?	Cellar Subs	Bar/Rest	?	HUB - was Buraka? (lower level)
	547 State	Bar/Rest	?	Husnu's	Bar/Rest	?	Husnu's	Bar/Rest	?	HUB - was Husnu's
	551 State	Retail	?	Wazoo Records	Retail	?	Wazoo Records	Retail	?	HUB - was Campus Candy
544	544 State	Bar/Rest	2000	Steep & Brew	Bar/Rest	2000	Steep & Brew	Bar/Rest	2000	Steep & Brew
548-550	548 State	Retail/Service	3265	Oriental Specialties and Gifts	Retail/Service	3265	Oriental Specialties and gifts	Bar/Rest	3265	Qdoba Mexican Grill
	552 State	Bar/Rest	4450	The Pub	Bar/Rest	4450	The Pub	Bar/Rest	4450	Whisky River Saloon
552	558 State	Bar/Rest	5240	Sneaky Pete's Sandwiches	Bar/Rest	5240	The Saz	Bar/Rest	5240	Roast Public House
	564 State	Retail/Service	1200	Worths Womens Clothing	vacant	1200	vacant	Bar/Rest	1200	Potbelly
		1989 Totals 500 Block			1994 Totals 500 Block			2014 Totals 500 Block		
		Retail/Service	35805	Number of establishments	Retail/Service	38305	Number of establishments	Retail/Service	28518	Number of establishments
		Bar/Rest	18893	6	Bar/Rest	19893	7	Bar/Rest	30250	12
		Vacant/Other	5870	2	Vacant/Other	2370	2	Vacant/Other	1800	1
		TOTAL	60568		TOTAL	60568		TOTAL	60568	

State Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

600 BLOCK STATE ST

Address		1989			1994			2014						
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name				
603	603 State	Bar/Rest	4050	State Street Brats / Brathaus	Bar/Rest	4050	State Street Brats / Brathaus	Bar/Rest	4050	State Street Brats				
604	604 State	Retail/Service	12000	Insignia Badger Gear	Retail/Service	12000	Urban Outfitters	Retail/Service	12000	Urban Outfitters				
615	615 State	Retail/Service	1500	Madison Optometric	Retail/Service	1500	Madison Optometric	Retail/Service	1500	Madison Optometric				
617	617 State	Retail/Service	900	Tobacco bar	Bar/Rest	900	Milan's Subs	Bar/Rest	900	Rising Sons Deli				
619-625	619 State	Retail/Service	2000	LA Men's Outlet	Retail/Service	2000	Famous Footwear	Retail/Service	2000	Sunshine Daydream				
	625 State	Vacant/Other	1000	vacant	Bar/Rest	1000	Mykonos Philly Steaks	Bar/Rest	1000	Mediterranean Café				
627-631	627 State	Retail/Service	1100	Captains Chair Hair salon	Retail/Service	1100	Captains Chair Hair salon	Retail/Service	1100	Ruby's Salon				
	629 State	Retail/Service	1100	State Street Optical	Retail/Service	1100	State Street Optical	Retail/Service	1100	Us Cellular				
	631 State	Retail/Service	1100	Name of the Game badger gear	Retail/Service	1100	Name of the Game badger gear	Bar/Rest	1100	General Nutrition				
636-638	636 State	Retail/Service	3800	Yosts Campus Shop apparel	Retail/Service	3800	Yosts Campus Shop apparel	Retail/Service	3800	Campus Street Sportswear				
	639 State	Retail/Service	1950	Insignia Badger Gear	Retail/Service	1950	Insignia Badger Gear	Retail/Service	1950	Insignia Active Sportswear				
639-651	645 State	Retail/Service	2200	Fine Posters & Prints	Retail/Service	2200	Fine Posters & Prints	Retail/Service	2200	Insignia Active Sportswear				
	651 State	Bar/Rest	2200	Rocky Roccocos	Bar/Rest	2200	Rocky Roccocos	Retail/Service	2200	Insignia Active Sportswear				
640-650	640 State	Retail/Service	1766	Rose Records	Retail/Service	1766	Rose Records	Retail/Service	1766	Gamestop				
	644 State	Retail/Service	1575	The closet apparel	Retail/Service	1575	World Imports Clothing	Retail/Service	1575	Fine Posters & Prints				
	650 State	Retail/Service	1960	College Barber Shop	Bar/Rest	1960	Espresso Royale	Bar/Rest	1960	Espresso Royale				
	652 State	Retail/Service	3000	Space Port Video Game Arcade	Retail/Service	3000	Challenges Arcade	Bar/Rest	3000	Einstein Bagels				
658	658 State	Retail/Service	1458	Discount records	Retail/Service	1458	Discount records	Bar/Rest	1458	Chipotle				
661	661 State	Bar/Rest	2574	Wendy's Hamburgers	Bar/Rest	2574	Wendy's Hamburgers	Bar/Rest	2574	Starbucks Coffee				
662-664	662 State	Bar/Rest	4378	Pizza Hut	Bar/Rest	4378	Pizza Hut	Retail/Service	4378	UW Credit Union				
665-673	665 State	Retail/Service	540	College Barber	Retail/Service	540	College Barber	Vacant/Other	540	vacant				
670	670 State	Retail/Service	1794	Paul's Books	Retail/Service	1794	Paul's Books	Retail/Service	1794	Paul's Books				
665-673	673 State	Retail/Service	3800	Brown's Books	Retail/Service	3800	UBS Corner Shop	Vacant/Other	3800	vacant				
676	676 State	Retail/Service	6656	Walgreens	Retail/Service	6656	Walgreens	Retail/Service	6656	Walgreens				
1989 Totals 600 Block		Number of Establishments			1994 Totals 600 Block		Number of establishments			2014 Totals 600 Block		Number of establishments		
		Retail/Service	50199	19			Retail/Service	47339	17			Retail/Service	45119	15
		Bar/Rest	13202	4			Bar/Rest	17062	7			Bar/Rest	14942	7
		Vacant/Other	1000	1			Vacant/Other	0	0			Vacant/Other	4340	2
		TOTAL	64401				TOTAL	64401				TOTAL	64401	

Totals for State Street

1989	1989 Total SqFt	1989 Percentage of Total GFA	1994	1994 Total SqFt	1994 Percentage of Total GFA	2014	2014 Total SqFt	2014 Percentage of Total GFA
Retail/Service	193,046	63%	Retail/Service	196,786	64%	Retail/Service	145,531	48%
Bar/Rest	64,415	21%	Bar/Rest	73,325	24%	Bar/Rest	128,610	42%
Vacant/Other	48,254	16%	Vacant/Other	35,604	12%	Vacant/Other	31,574	10%
Total SQ FT	305,715		Total SQ FT	305,715		Total SQ FT	305,715	

1989	1989 Estab.	1989 % of Establishments	1994	1994 Estab.	1994 % of Establishments	2014	2014 Estab.	2014 % of Establishments
Retail/Service	97	73%	Retail/Service	94	69%	Retail/Service	70	51%
Bar/Rest	26	20%	Bar/Rest	33	24%	Bar/Rest	62	45%
Vacant/Other	9	7%	Vacant/Other	9	7%	Vacant/Other	5	4%
Total Estab.	132		Total Estab.	136		Total Estab.	137	

King Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK KING STREET

Address		1989			1994			2014						
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name				
101	King St	Vacant/Other	3125	Vacant	Other (Office)	3125	Isthmus Newspaper	Other (Office)	3125	Isthmus Newspaper				
102	King St	Bar/Rest	1927	Café Europa	Bar/Rest	1927	Café Europa	Bar/Rest	1927	The Topsy Cow				
106-108 even	King St	Bar/Rest	1540	Thomas' Pub	Bar/Rest	1540	Tanyeri Grill	Bar/Rest	1540	Red Sushi				
110-112	King St	Retail/Service	1908	Twentieth Century Books	Retail/Service	1908	Twentieth Century Books	Bar/Rest	1908	43 North				
110-112	King St	Retail/Service	2413	Wisconsin Craftsmen	Other (Office)	2413	Multitenant Offices	Bar/Rest	2413	Ancora Coffee				
107-111	King St	Bar/Rest	2210	Baumann's German Style Delicatess	Bar/Rest	2210	Botticellis Restaurant & Bakery	Retail/Service	2210	The Kitchen Gallery				
107-111	King St	Other (Office)	3914	Multitenant Offices	Other (Office)	3914	Multitenant Offices	Other (Office)	3914	Multitenant Offices				
113	King St	Retail/Service	1205	Snappy's Place (news dealer)	Retail/Service	1205	Kinney J Florist	Retail/Service	1205	Context (men's clothes)				
114-116	King St	Bar/Rest	2205	Inn Cahoots	Bar/Rest	2205	The Chamber (restaurant)	Bar/Rest	2205	Woof's Bar				
114-116 even	King St	Retail/Service	2790	Hair Unlimited	Retail/Service	2790	Hair Unlimited	Bar/Rest	2790	Opus Lounge				
115	King St	Other (Ent.)	3975	Majestic Theatre	Other (Ent.)	3975	Majestic Theatre	Other (Ent.)	3975	Majestic Theatre				
118	King St	Vacant/Other	4920	Vacant (parking lot)	Vacant/Other	4920	Parking Lot	Vacant/Other	4920	Parking Lot				
119	King St	Other (Office)	2861	State Health & Soc. Svcs.	Other (Office)	2861	State Health & Soc. Svcs.							
123	King St	Retail/Service	1250	Roffler Citystyle Hair	Retail/Service	1250	Roffler Citystyle Hair	Bar/Rest	4111	Madison's Restaurant				
1989 Totals 100 Block		Number of establishments			1994 Totals 100 Block		Number of establishments			2014 Totals 100 Block		Number of establishments		
		Retail/Service	9566	5			Retail/Service	7153	4			Retail/Service	3415	2
		Bar/Rest	7882	4			Bar/Rest	7882	4			Bar/Rest	16894	7
		Vacant/Other	18795	5			Vacant/Other	21208	6			Vacant/Other	15934	4
		TOTAL	36243				TOTAL	36243				TOTAL	36243	

Hamilton Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK SOUTH HAMILTON

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
100	100 S. Hamil	Bar/Rest	3300	Peppinos	Bar/Rest	3300	Peppinos	Bar/Rest	3300	Nostrano
121	121 S. Hamil	Other	3690	Apartments	Other	3690	Apartments	Other	3690	The Baskerville Condominiums
		Other	14605	Parkign Garage	Other	14605	Parking Garage	Other	14605	Parking Garage
126	126 S. Hamil	Retail/Service	5094	Anchor Savings & Loan	Retail/Service	5094	Anchor Savings & Loan	Vacant/Other	5094	Vacant
1989 Totals 100 Block				Number of establishments	1994 Totals 100 Block			2014 Totals 100 Block		Number of establishments
		Retail/Service	5094	1	Retail/Service	5094	1	Retail/Service	0	0
		Bar/Rest	3300	1	Bar/Rest	3300	1	Bar/Rest	3300	1
		Vacant/Other	18295	2	Vacant/Other	18295	2	Vacant/Other	23389	3
		TOTAL	26689		TOTAL	26689		TOTAL	26689	

100 BLOCK NORTH HAMILTON

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
100	100 N. Hamil	Other (Office)	12750	Multitenant Offices	Other (Office)	12750	Multitenant Offices	Other (entertain	12750	Children's Museum
101	101 N. Hamil	Retail/Service	1608	House of Wisconsin Cheese	Bar/Rest	1608	The Blue Marlin	Bar/Rest	1608	The Blue Marlin
103-111 odd	103 N. Hamil	Vacant/Other	2835	Vacant	Other (Office)	2835	The Tavern League of Wisconsin	Other (Office)	2835	Chilton, Yambert & Porter LLP; Lee Government Relations LLC
113	113 N. Hamil	Bar/Rest	1500	Buck's Madison Square Garden (resta	Bar/Rest	1500	Buck's Madison Square Garden (restaura	Bar/Rest	556	Bradbury's Restaurant
115	115 N. Hamil	Vacant/Other	2250	Parking	Vacant	2250	Parking	Other	3194	Condominiums
1989 Totals 100 Block				Number of establishments	1994 Totals 100 Block			2014 Totals 100 Block		Number of establishments
		Retail/Service	1608	1	Retail/Service	0	0	Retail/Service	0	0
		Bar/Rest	1500	1	Bar/Rest	3108	2	Bar/Rest	2164	2
		Vacant/Other	17835	3	Vacant/Other	17835	3	Vacant/Other	18779	3
		TOTAL	20943		TOTAL	20943		TOTAL	20943	

Mifflin Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK WEST MIFFLIN ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
106	W. Mifflin	Other (Office)	400	DL Milsted Real Estate	Other (Office)	400	DL Milsted Real Estate	Other (Office)	400	Millsted Properties
110	W. Mifflin	Vacant	1400	Vacant	Retail/Service	1400	House of Wisconsin Cheese	Retail/Service	1400	Shoo
116	W. Mifflin	Bar/Rest	1150	Baummann's Deli & Catering	Bar/Rest	1150	Baummann's Deli & Catering	Bar/Rest	1150	Ivory Room Piano Bar
117	W. Mifflin	Bar/Rest	1842	Silver Dollar Tavern	Bar/Rest	1842	Silver Dollar Tavern	Bar/Rest	1842	Silver Dollar Tavern
119	W. Mifflin	Retail/Service	1760	Mifflin Beauty Saloon	Bar/Rest	1760	Pagliani's Pizza	Vacant	1760	Vacant
120-122	W. Mifflin	Retail/Service	1250	Badger Office Supplies	Retail/Service	1250	Badger Office Supplies	Bar/Rest	4130	Cento
	W. Mifflin	Other (Office)	2880	Multitenant Offices	Other (Office)	2880	Multitenant Offices			
121	W. Mifflin	Bar/Rest	1760	Yan's Soupcon Restaurant	Bar/Rest	1760	Yan's Soupcon Restaurant	Vacant	1760	Vacant
123	W. Mifflin	Retail/Service	1760	Hidden Treasures	Retail/Service	1760	Hidden Treasures	Vacant	1760	Vacant
125	W. Mifflin	Vacant	1760	Vacant	Retail/Service	1760	Clary's Gourmet Popcorn	Vacant	1760	Vacant
		1989 Totals 100 Block		Number of establishments	1994 Totals 100 Block		Number of establishments	2014 Totals 100 Block		Number of establishments
		Retail/Service	4770	3	Retail/Service	6170	4	Retail/Service	1400	1
		Bar/Rest	4752	3	Bar/Rest	6512	4	Bar/Rest	7122	3
		Vacant/Other	6440	4	Vacant/Other	3280	2	Vacant/Other	7440	5
		TOTAL	15962		TOTAL	15962		TOTAL	15962	

Mifflin Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK WEST MIFFLIN ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
2-10	W. Mifflin							Other (Residenti	9580	Residential
	W. Mifflin	Retail/Service	16080	Woolworths	Vacant	16080	Vacant	Retail/Service	4400	Town Bank
12	W. Mifflin	Retail/Service	2297	Fairchild's Hallmark Shop	Other (Office)	2297	Vacant	Bar/Rest	2100	Sunprint Café
14	W. Mifflin	Retail/Service	2297	Kwik Kopy Printing	Retail/Service	2297	Kwik Kopy Printing	Bar/Rest	9188	Rare Steakhouse
	W. Mifflin	Other (Office)	2297	Isthmus Publishing Co. Inc.	Other (Office)	2297	The United			
	W. Mifflin	Other (Office)	2297	Wis Environmental Decade	Retail/Service	2297	Mary's T ayloring			
20	W. Mifflin	Bar/Rest	2595	McDonald's	Bar/Rest	2595	McDonald's	Bar/Rest	2595	The Cooper's Tavern
22	W. Mifflin	Retail/Service	5135	The Hub (men's clothes)	Vacant	5135	Vacant			
30	W. Mifflin	Retail/Service	8256	Ben Franklin (variety store)	Other (Office)	8256	Multitenant Offices	Other (Museum)	13391	WI Veterans Museum
		1989 Totals 000 Block		Number of establishments	1994 Totals 000 Block		Number of establishments	2014 Totals 000 Block		Number of establishments
		Retail/Service	34065	5	Retail/Service	4594	2	Retail/Service	4400	1
		Bar/Rest	2595	1	Bar/Rest	2595	1	Bar/Rest	13883	3
		Vacant/Other	4594	2	Vacant/Other	34065	5	Vacant/Other	22971	2
		TOTAL	41254		TOTAL	41254		TOTAL	41254	

Mifflin Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989
000 BLOCK EAST MIFFLIN ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
2	E. Mifflin	Retail/Service	19430	Multitenant Services (UWCU, Man's	Retail/Service	19430	Multitenant Services (UWCU, Omega Tra	Other (office)	19430	Multitenant office
14	E. Mifflin	Bar/Rest	4350	Upper Crust Deli	Bar/Rest	4350	Upper Crust Deli			
16	E. Mifflin	Other (Ent.)	4350	Strand Theatre (front only)	Vacant	4350	Vacant			
18	E. Mifflin	Retail/Service	4350	Condon Jewelers	Vacant	4350	Vacant			
20	E. Mifflin	Bar/Rest	5220	Scoops on the Square (frozen yogurt)	Vacant	5220	Vacant			
22	E. Mifflin	Other (Office)	5220	Multitenant Offices	Vacant	5220	Vacant			
24	E. Mifflin	Other (Office)	6090	Badger State Games (offices)	Vacant	6090	Vacant	Retail/Service	29580	Chase Bank
44	E. Mifflin							Retail/Service	3050	UWCU
	E. Mifflin							Retail/Service	3050	Pinnacle Fitness
	E. Mifflin	Retail/Service	8540	Emporium	Retail/Service	8540	Emporium	Other (Offic/lobb	2440	office/lobby
1989 Totals 000 Block				Number of establishments	1994 Totals 000 Block					Number of establishments
		Retail/Service	32320	3			Retail/Service	35680	3	
		Bar/Rest	9570	2			Bar/Rest	0	0	
		Vacant/Other	15660	3			Vacant/Other	21870	2	
TOTAL			57550		TOTAL			57550		

Mifflin Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989
100 BLOCK EAST MIFFLIN ST

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
101	E. Mifflin	Other	4797	YWCA	Other	4797	YWCA	Other	4797	YWCA
112	E. Mifflin	Bar/Rest	2225	Golden Dragon Restaurant	Bar/Rest	2225	Golden Dragon Restaurant	Bar/Rest	2225	Gotham Bagels
113	E. Mifflin	Other (Entertainme	5754	Esquire Theatre	Other (Entertain	5754	Esquire Theatre	Other (Entertain	5754	Bartell Theatre
117	E. Mifflin	Retail/Service	1614	Weidholz Interior Design	Bar/Rest	1614	Horn of Africa Restaurant	Bar/Rest	1614	Sol's on the Square
120	E. Mifflin							Other	5020	Residential Condos
	E. Mifflin	Vacant	5748	Parking Lot	Vacant	5748	Parking Lot	Retail/Service	728	Co Leigh Saloon/Studio (hair)
121	E. Mifflin	Retail/Service	1800	The Salon (beauty shop)	Retail/Service	1800	The Salon (beauty shop)	Retail/Service	1800	Muse Beauty Salon
125	E. Mifflin	Retail/Service	1800	Multitenant Optometrists	Retail/Service	1800	Multitenant Optometrists			
127-131	E. Mifflin	Retail/Service	1800	Assoc Podiatrists	Bar/Rest	1800	Café Montmartre	Bar/Rest	3600	Heritage Tavern
1989 Totals 100 Block				Number of establishments	1994 Totals 100 Block					Number of establishments
		Retail/Service	7014	4			Retail/Service	2528		
		Bar/Rest	2225	1			Bar/Rest	7439		
		Vacant/Other	16299	3			Vacant/Other	15571		
TOTAL			25538		TOTAL			25538		

Carroll Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK NORTH CARROLL

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
14	N. Carroll	Vacant/Other	5280	Vacant	Retail/Service	5280	Wisconsin Craftsman	Retail/Service	5280	State Farm Insurance
18	N. Carroll	Retail/Service	5535	Madison Antique & Tea Co.	Retail/Service	5535	Shakespeares Books	Bar/Rest	5535	Graft Restaurant
24	N. Carroll	Retail/Service	5535	The Print Shop	Retail/Service	5535	The Camera Company	Retail/Service	5535	The Camera Company
30	N. Carroll	Other (Museum)	7920	State Historical Museum	Other (Museum)	7920	State Historical Museum	Other (Museum)	7920	State Historical Museum
		1989 Totals 100 Block			1994 Totals 100 Block			2014 Totals 100 Block		
		Retail/Service	11070	Number of establishments	Retail/Service	16350	Number of establishments	Retail/Service	10815	Number of establishments
		Bar/Rest	0		Bar/Rest	0		Bar/Rest	5535	1
		Vacant/Other	13200		Vacant/Other	7920		Vacant/Other	7920	1
		TOTAL	24270		TOTAL	24270		TOTAL	24270	

100 BLOCK NORTH CARROLL

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
116	N. Carroll	These all have storefronts facing onto State Street			These all have storefronts facing onto State Street			These all have storefronts facing onto State Street		
118	N. Carroll									
122	N. Carroll									

Carroll Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK SOUTH CARROLL

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
2	S. Carroll	Retail/Service	2904	Home Savings & Loan Association	Retail/Service	2904	Home Savings & Loan Association	Retail/Service	2904	Home Savings Bank
8	S. Carroll	Vacant/Other	3062	Vacant	Vacant/Other	3062	Vacant	Retail/Service	3062	Capitol Kids
10	S. Carroll	Vacant/Other	2173	Vacant	Vacant/Other	2173	Vacant	Retail/Service	2173	Septi Fitness
12	S. Carroll	Retail/Service	2173	Key Travel Agency	Retail/Service	2173	Key Travel Agency	Retail/Service	2173	Fromagination Cheese Shop
	S. Carroll	Other (Office)	750	Northwest Airlines Inc. (sales office)		750	Northwest Airlines Inc. (sales office)	Retail/Service	750	Cinema Hair Studio
22	S. Carroll	Other (Hotel)	22701	Inn on the Park	Other (Hotel)	22701	Inn on the Park	Other (Hotel)	22701	Inn on the Park
	S. Carroll	Bar/Rest	2025	JJ's Inn on the Park Restaurant	Bar/Rest	2025	JJ's Inn on the Park Restaurant	Bar/Rest	2025	Jerome's Restaurant
		1989 Totals 000 Block			1994 Totals 000 Block			2014 Totals 000 Block		
		Retail/Service	5077	Number of establishments	Retail/Service	5077	Number of establishments	Retail/Service	11062	5
		Bar/Rest	2025		Bar/Rest	2025		Bar/Rest	2025	1
		Vacant/Other	28686		Vacant/Other	28686		Vacant/Other	22701	1
		TOTAL	35788		TOTAL	35788		TOTAL	35788	

100 BLOCK SOUTH CARROLL

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
		None listed for 100 Block South			None listed for 100 Block South			None listed for 100 Block South		

Main Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK WEST MAIN

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
105	W. Main	Retail/Service	1110	Continents Travel	Bar/Rest	1110	Genna's Cocktail Lounge	Bar/Rest	1110	Genna's Cocktail Lounge
111	W. Main	Vacant/Other	2895	Vacant	Vacant/Other	2895	Vacant	Vacant/Other	2895	Vacant
115	W. Main	Bar/Rest	1280	Crandalls	Bar/Rest	1280	Crandalls	Bar/Rest	1280	Tornado Room Steakhouse
117-119 odd	W. Main	Bar/Rest	2100	Shamrock Bar	Bar/Rest	2100	Shamrock Bar	Bar/Rest	2100	Shamrock Bar
121-123 odd	W. Main	Bar/Rest	1953	The Paradise Lounge (tavern)	Bar/Rest	1953	The Paradise Lounge (tavern)	Bar/Rest	1953	Paradise Cocktails
	W. Main	Vacant/Other	2000	Vacant	Bar/Rest	2000	Marrakesh Café	Bar/Rest	2000	The Frequency
	W. Main	Other (Office)	2115	Empire Realty	Other (Office)	2115	Empire Realty	Other (Office)	2115	Empire Realty
		1989 Totals 100 Block			1994 Totals 100 Block			2014 Totals 100 Block		
		Retail/Service	1110	Number of establishments	Retail/Service	0	Number of establishments	Retail/Service	0	Number of establishments
		Bar/Rest	5333		Bar/Rest	8443		Bar/Rest	8443	
		Vacant/Other	7010		Vacant/Other	5010		Vacant/Other	5010	
		TOTAL	13453		TOTAL	13453		TOTAL	13453	

Main Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK WEST MAIN

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
1	W. Main	Retail/Service	8358	M&I Bank of Madison	Retail/Service	8358	M&I Bank of Madison	Retail/Service	8358	BMO Harris Bank
7	W. Main	Bar/Rest	2150	Badger Candy Kitchen (ice cream & candy)	Bar/Rest	2150	Badger Candy Kitchen (ice cream & candy)			
9	W. Main	Retail/Service	2142	EW Park Inc (Jewellers)	Retail/Service	2142	EW Park Inc (Jewellers)	Bar/Rest	4292	Brocach Irish Pub
11	W. Main	Retail/Service	638	M&I Grootemaat Mortgage Corp.	Retail/Service	638	M&I Mortgage Corp.	Retail/Service	638	Candinas Chocolatier
17-19	W. Main		1534	(not listed)		1534	(not listed)	Bar/Rest	1534	Subway
25	W. Main	Other/Service	7830	Anchor Savings & Loan	Other/Service	7830	Anchor Savings & Loan	Other/Service	7830	Anchor Bank
		1989 Totals 000 Block			1994 Totals 000 Block			2014 Totals 000 Block		
		Retail/Service	21118	Number of establishments	Retail/Service	21118	Number of establishments	Retail/Service	16826	Number of establishments
		Bar/Rest	0		Bar/Rest	0		Bar/Rest	5826	
		Vacant/Other	1534		Vacant/Other	1534		Vacant/Other	0	
		TOTAL	22652		TOTAL	22652		TOTAL	22652	

Main Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK EAST MAIN

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
	E. Main	Other (Office)	3500	The Energy Center	Other (Office)	3500	Boelter & Lincoln (advertising)	Retail/Service	3500	Credit Union House
	E. Main	Vacant/Other	3500	vacant	Vacant/Other	3500	vacant	Bar/Rest	3500	Starbucks
13	E. Main	Retail/Service	4000	Walgreens	Retail/Service	4000	Walgreens			
15	E. Main	Retail/Service	4000	Rundell's Mens Wear Inc.	Retail/Service	4000	Rundell's Mens Wear Inc.			
17	E. Main	Vacant/Other	14235	Parking Lot	Vacant/Other	14235	Parking Lot	Retail/Service	22235	Walgreen's
27-33	E. Main	Vacant/Other	10154	Vacant	Other/Service	10154	Creative Learning & Child Care Center	Other/Service	10154	Park Bank
1989 Totals 000 Block		Number of establishments		1994 Totals 000 Block		Number of establishments		2014 Totals 000 Block		Number of establishments
		Retail/Service	8000	2	Retail/Service	8000	2	Retail/Service	22235	1
		Bar/Rest	0	0	Bar/Rest	0	0	Bar/Rest	3500	1
		Vacant/Other	31389	4	Vacant/Other	31389	4	Vacant/Other	13654	2
		TOTAL	39389		TOTAL	39389		TOTAL	39389	

Main Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK EAST MAIN

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
110	E. Main	Other (Office)	6882	Tenny Plaza	Other (Office)	6882	Tenny Plaza	Other (Office)	6882	Tenny Plaza
111	E. Main	Retail/Service	1057	Criterion Cyclery	Bar/Rest	1057	Café Europa	Bar/Rest	1057	Tipsy Cow
114	E. Main	Retail/Service	1050	Chez Vouz Gormet Foods (catering & bak	Retail/Service	1050	Chez Vouz Gormet Foods (catering & bak	Bar/Rest	1050	Cranberry Creek Take Out
115	E. Main	Retail/Service	1908	Main Street Comics	Retail/Service	1908	Main Street Comics	Bar/Rest	1908	43 North
117	E. Main	Retail/Service	1193	Europa Bakery	Bar/Rest	1193	Christine's Confections (ice cream & cand	Bar/Rest	1193	Maduro
119	E. Main	Other (Office)	1307	Voss Nesson Erbach & Voss Lawyers	Other (Office)	1307	Voss Nesson Erbach & Voss Lawyers	Bar/Rest	1307	The Rigby Pub
121	E. Main	Other (Under Const	1521	Under Construction	Bar/Rest	1521	Subway Sandwiches & Salads	Bar/Rest	1521	Francisco's Cantina
123	E. Main	Bar/Rest	1521	Unnamed restaurant (under constr	Bar/Rest	1521	Argus Food & Spirits	Bar/Rest	1521	Argus Bar & Grille
1989 Totals 100 Block		Number of establishments		1994 Totals 100 Block		Number of establishments		2014 Totals 100 Block		Number of establishments
		Retail/Service	5208	4	Retail/Service	2958	2	Retail/Service	0	0
		Bar/Rest	1521	1	Bar/Rest	5292	4	Bar/Rest	9557	7
		Vacant/Other	9710	3	Vacant/Other	8189	2	Vacant/Other	6882	1
		TOTAL	16439		TOTAL	16439		TOTAL	16439	

Pinckney Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK NORTH PINCKNEY

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
	N Pinckney	None listed for 100 Block North			None listed for 100 Block North			None listed for 100 Block North		

000 BLOCK NORTH PINCKNEY

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
1	N. Pinckney	Retail/Service	3414	Valley Bank	Vacant/Other	3414	Vacant	Retail/Service	3414	Amer Family Insur Dream Bank
5	N. Pinckney	Retail/Service	4472	Copy Rite	Retail/Service	4472	Copy Rite	Bar/Rest	2236	Quizno's Subs
	N. Pinckney							Retail/Service	2236	Square Wine Co.
7	N. Pinckney	Other (Office)	3524	Multitentant Offices	Other (Office)	3524	Multitentant Offices	Other (Office)	3524	Caplan Law Office
	N. Pinckney	Other (Office)	3524	Multitentant Offices	Other (Office)	3524	Multitentant Offices	Retail/Service	3524	Wait Chiropractic
15	N. Pinckney	Other (Office)	5123	Multitentant Offices	Other (Office)	5123	Multitentant Offices	Other/Vacant	5123	Vacant
19	N. Pinckney	Vacant/Other	2232	Vacant	Other (Office)	2232	Wis Eng Second Lang Institute	Other (Office)	2232	Wis Eng Second Lang Institute
23	N. Pinckney	Retail/Service	1500	Lollipops (gifts, balloons)	Retail/Service	1500	Panache Hair & Beauty	Bar/Rest	1500	Harvest
	N. Pinckney	Retail/Service	3901	The Camera Company	Other (Office)	3901	Science & Technology Management	Bar/Rest	6453	The Old Fashioned
25-27	N. Pinckney	Retail/Service	2552	The Perfume Shop	Vacant/Other	2552	Vacant			
		1989 Totals 000 Block			1994 Totals 000 Block			2014 Totals 000 Block		
		Retail/Service	12425	4	Retail/Service	5972	2	Retail/Service	5760	2
		Bar/Rest	0	0	Bar/Rest	0	0	Bar/Rest	10189	3
		Vacant/Other	17817	5	Vacant/Other	24270	6	Vacant/Other	14293	4
		TOTAL	30242		TOTAL	30242		TOTAL	30242	

Pinckney Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

000 BLOCK SOUTH PINCKNEY

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
1	S. Pinckney	Retail/Service	2800	Hemispheric Travel	Retail/Service	2800	Hemispheric Travel	Bar/Rest	2800	Goosebery
	S. Pinckney	Retail/Service	1200	Wiesner Jewelers	Retail/Service	1200	Wiesner Jewelers	Retail/Service	1200	Romance Jewelers
	S. Pinckney	Retail/Service	2100	Photo Express	Retail/Service	2100	Photo Express	Bar/Rest	2100	L'Etoile
	S. Pinckney	Retail/Service	1200	William Jon Salons Inc	Retail/Service	1200	William Jon Salons Inc	Retail/Service	1200	DU Hair
	S. Pinckney	Other (vacant)	2100	unknown	Other (vacant)	2100	unknown	Bar/Rest	2100	Graze
	S. Pinckney	Retail/Service	1200	Plaza Conv Store (drugstore)	Retail/Service	1200	Plaza Conv Store (drugstore)	Retail/Service	1200	Plaza Convenience Store
3-25 odd	S. Pinckney	Retail/Service	9000	Firststar Bank	Retail/Service	9000	Firststar Bank	Other (Office)	9000	US Bank
	S. Pinckney	Retail/Service	2100	Mutual Savings Bank	Retail/Service	2100	Mutual Savings Bank	Retail/Service	2100	Arch Beauty Saloon
	S. Pinckney	Retail/Service	3150	Econo Print Inc.	Retail/Service	3150	Econo Print Inc.	Bar/Rest	3150	Collectivo
		1989 Totals 000 Block		Number of establishments	1994 Totals 000 Block		Number of establishments	2014 Totals 000 Block		Number of establishments
		Retail/Service	22750	8	Retail/Service	22750	8	Retail/Service	14700	5
		Bar/Rest	0	0	Bar/Rest	0	0	Bar/Rest	10150	4
		Vacant/Other	2100	1	Vacant/Other	2100	1	Vacant/Other	0	0
		TOTAL	24850		TOTAL	24850		TOTAL	24850	

Pinckney Street Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK SOUTH PINCKNEY

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
117	S. Pinckney	Vacant/Other	1125	Vacant	Bar/Rest	1125	Botticelli's Restaurant	Retail/Service	1125	Studioquest Beauty Saloon
118	S. Pinckney	Bar/Rest	1800	Pinckney Street Hide-Away (tavern and re	Bar/Rest	1800	Pinckney Street Hide-Away (tavern and re	Other (vacant)	1800	loading/other
120	S. Pinckney	Retail/Service	1800	Breaktime Video Rental	Retail/Service	1800	Breaktime Video Rental	Bar/Rest	1800	Marigold Kitchen
121	S. Pinckney	Vacant/Other	4424	(no listing)	Vacant/Other	4424	Vacant	Bar/Rest	4424	Merchant
126	S. Pinckney	Bar/Rest	1800	Opera House	Bar/Rest	1800	Opera House			
130	S. Pinckney	Retail/Service	1800	Gus Grocery	Retail/Service	1800	Gus Grocery	Bar/Rest	3600	Delmonico's Restaurant
		1989 Totals 100 Block		Number of establishments	1994 Totals 100 Block		Number of establishments	2014 Totals 100 Block		Number of establishments
		Retail/Service	3600	2	Retail/Service	3600	2	Retail/Service	1125	1
		Bar/Rest	3600	2	Bar/Rest	4725	4	Bar/Rest	9824	4
		Vacant/Other	5549	2	Vacant/Other	4424	1	Vacant/Other	1800	1
		TOTAL	12749		TOTAL	12749		TOTAL	12749	

West Washington Avenue Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK WEST WASHINGTON AVE

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
116	W. Washingt	Other	17200	Grace Episcopal Church	Other	17200	Grace Episcopal Church	Other	17200	Grace Episcopal Church
122	W. Washingt	Other (Office)	8620	Grad School of Banking Inc.	Other (Office)	8620	WP&L	Other (Office)	8620	Hovde Building - Multi Offices
115-131	W. Washingt	Vacant/Other		(not listed)	Vacant/Other		(not listed)	Other (Office)	4322	Multitenant Offices
	W. Washingt	Vacant/Other		(not listed)	Vacant/Other		(not listed)	Bar/Rest	3298	Barriques Coffee
	W. Washingt	Vacant/Other	10110	(not listed)	Vacant/Other	10110	(not listed)	Other (Office)	2490	Bache Funding
		1989 Totals 100 Block			1994 Totals 100 Block			2014 Totals 100 Block		
		Retail/Service	0	0	Retail/Service	0	0	Retail/Service	0	0
		Bar/Rest	0	0	Bar/Rest	0	0	Bar/Rest	3298	1
		Vacant/Other	35930	5	Vacant/Other	35930	5	Vacant/Other	32632	4
		TOTAL	35930		TOTAL	35930		TOTAL	35930	

East Washington Avenue Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK EAST WASHINGTON AVE

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
101-122	E. Washingtd E. Washingtd E. Washingtd	No establishments have 100 Block addresses			No establishments have 100 Block addresses			No establishments have 100 Block addresses		

MLK Jr Blvd Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK MARTIN LUTHER KING JR BLVD

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
111-117 (odd)	MLK Jr. Blvd.			(not listed)			(not listed)	Bar/Rest	2430	Francesca's Al Lago
	MLK Jr. Blvd.			(not listed)			(not listed)	Bar/Rest	1728	D-Lux
116-120 (even)	MLK Jr. Blvd.			(not listed)			(not listed)	Bar/Rest	1530	Milio's Sandwiches
	MLK Jr. Blvd.			(not listed)			(not listed)	Other (Office)	29154	Risser Justice Center
119	MLK Jr. Blvd.	Other (Office)		National Mutual Benefit Insurance	Other (Office)		State of WI Offices	Other (Office)	8646	Johnson Bank
		1989 Totals 100 Block			1994 Totals 100 Block			2014 Totals 100 Block		
		Retail/Service	0	0	Retail/Service	0	1	Retail/Service	0	1
		Bar/Rest	0	0	Bar/Rest	0	1	Bar/Rest	5688	3
		Vacant/Other	43488	1	Vacant/Other	43488	1	Vacant/Other	37800	2
		TOTAL	43488		TOTAL	43488		TOTAL	43488	

Wisconsin Avenue Square Footage: Comparisons of Ground Floor Uses from 2014, 1994, and 1989

100 BLOCK WISCONSIN AVENUE

Address		1989			1994			2014		
		1989 Use	2014 Sq Ft	1989 Business name	1994 Use	2014 Sq Ft	1994 Business name	2014 Use	2014 Sq Ft	2014 Business name
100	Wisconsin	No establishments with 100 block address			No establishments with 100 block address			No establishments with 100 block address		
120	Wisconsin	No establishments with 100 block address			No establishments with 100 block address			No establishments with 100 block address		

Totals for Capitol Square area excluding State Street

1989	1989 Total SqFt	1989 Percentage of Total GFA	1994	1994 Total SqFt	1994 Percentage of Total GFA	2014	2014 Total SqFt	2014 Percentage of Total GFA
Retail/Service	184,795	35%	Retail/Service	140,406	27%	Retail/Service	129,946	25%
Bar/Rest	44,303	8%	Bar/Rest	53,871	10%	Bar/Rest	124,837	24%
Vacant/Other	294,331	56%	Vacant/Other	329,152	63%	Vacant/Other	268,646	51%
Total SQ FT	523,429		Total SQ FT	523,429		Total SQ FT	523,429	

1989	1989 Estab.	1989 % of Establishments	1994	1994 Estab.	1994 % of Establishments	2014	2014 Estab.	2014 % of Establishments
Retail/Service	52	42%	Retail/Service	42	33%	Retail/Service	27	24%
Bar/Rest	20	16%	Bar/Rest	31	24%	Bar/Rest	48	43%
Vacant/Other	53	42%	Vacant/Other	54	43%	Vacant/Other	37	33%
Total Estab.	125		Total Eastab.	127		Total Eastab.	112	