

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4723

Authorizing the execution of a Site Host Agreement and associated Easements with Dane County relating to the installation, operation, maintenance, and repair of electric vehicle charging stations at Monona Shores Apartments and other operational agreements relating thereto.

Presented July 9, 2026
Referred
Reported Back
Adopted
Placed on File
Moved By
Seconded By
Yeas Nays Absent
Rules Suspended
Legistar File Number 93839

WHEREAS, the Community Development Authority of the City of Madison (the "CDA" or the "Site Host") is the owner of Monona Shores Apartments located at 2 Waunona Woods Ct #102, Madison, WI 53713 (the "Property" or the "Site"); and

WHEREAS, the County of Dane ("County") applied to the United States Department of Transportation, Federal Highway Administration, for a grant under the Charging and Fueling Infrastructure ("CFI") Discretionary Grant Program to install electric vehicle charging stations throughout Dane County; and

WHEREAS, the County conducted an open and competitive process to select installation sites that were unlikely to be prioritized by the private market; and

WHEREAS, the Site was selected by the County as a suitable location for electric vehicle charging stations because it is adjacent to a designated underserved Priority Area; and

WHEREAS, the County proposes installing level 2 electric vehicle charging stations ("EV Stations") capable of simultaneously charging four vehicles at the Site, at no installation cost to the CDA, using CFI Grant funds; and

WHEREAS, the County will manage all grant funds, procurement, and contracts related to the site assessment, equipment purchase, construction, and installation of the EV Stations, and will also secure an operation and maintenance agreement with a third-party operator on behalf of the CDA during a five-year term; and

WHEREAS, The CDA, as Site Host, would be responsible for ensuring public access 24 hours per day, seven days per week to the EV Stations along with providing electrical service thereto, and complying with applicable federal standards set forth in 23 CFR Part 680; and

WHEREAS, the County and the CDA will enter into a "Site Host Agreement" that outlines terms and conditions relating to the installation and operation of the EV Stations. The proposed Site Host Agreement is attached to this resolution as Exhibit 1; and

WHEREAS, the Site Host Agreement requires the CDA to grant the County a temporary limited easement for a five-year term over the Site for the purposes of installing, constructing, operating, maintaining, repairing, and monitoring the EV Stations and associated infrastructure (the "Easement"). A Draft Easement is attached to the Site Host Agreement as Exhibit A thereto; and

WHEREAS, the CDA would own the electric vehicle charging stations upon completion of the installation of the EV Stations, which is the commencement of the five- year “Operational Term”; and

WHEREAS, the CDA will be responsible for the following operational costs for the EV Stations during the Operational Term: all necessary rights and licenses to operate the EV Stations at the Site; the cost of electric service; cloud network services outlined in a separate “Cloud Network Agreement”; payment processing costs; insurance premiums; physical security and excise taxes; and

WHEREAS, the Site is readily accessible to the public, can accommodate the placement of the EV Stations and will aid the success of the CDA’s sustainability goals of sustainable and renewable energy policies.

NOW, THEREFORE, BE IT RESOLVED that the CDA finds that it is in the CDA’s and the public’s interest to support the County’s request by providing dedicated locations at the Village on Park for the installation, operation, maintenance and repair of electric vehicle charging stations and related facilities; and

BE IT FURTHER RESOLVED that the Chair and Executive Director of the CDA are authorized to enter into a Site Host Agreement and an associated Easement with the County relating to the installation, operation, maintenance and repair of EV Stations at the Village on Park; and

BE IT FURTHER RESOLVED that the Chair and Executive Director of the CDA are authorized to enter into a Cloud Network Agreement with a provider that the County selects from its procurement process; and

BE IT FURTHER RESOLVED that final approval of the locations and plans of the EV Stations, the Easement and the Cloud Network Agreement shall be made by the Executive Director for the CDA; and

BE IT FINALLY RESOLVED that the Chair and Executive Director of the CDA are authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in forms approved by the City Attorney.